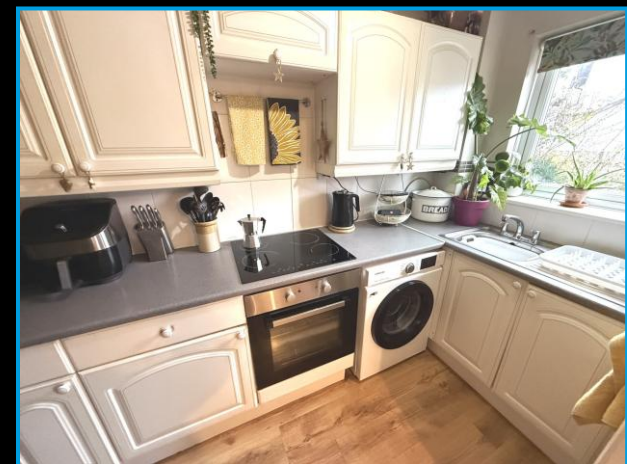


Offers in Excess of £186,000
34 Fulford Way, Woodbury, Exeter, EX5 1NZ



- Well Presented End Terrace House • Popular Cul-De-Sac Location • Electric Heating & Double Glazing • Living Room, Galley Style Kitchen • 1 Double Bedroom, Bathroom With Shower Over Bath • Good Sized, Enclosed & Landscaped Garden • Ample On Street Parking
- Popular East Devon Village Location



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door beneath pitched and tiled storm canopy, leading to:

Entrance Hall

Staircase rising to first floor. Night storage radiator. Wooden flooring. Door leading to:

Living Room 12'2" (3.71m) x 10'10" (3.3m)

uPVC double glazed French doors leading to enclosed rear garden. Fireplace feature. Wooden flooring. Cupboard housing the electric fuse box. Open arch leading to:

Kitchen 13'6" (4.11m) x 4'11" (1.5m)

uPVC double glazed window overlooking rear garden. Cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Further space under work surface for appliance. Useful under stairs storage cupboard. Wooden flooring.

First Floor

Landing

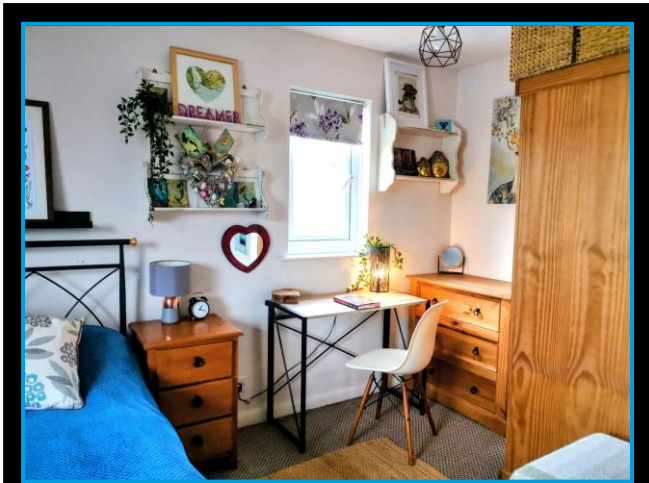
Airing cupboard housing the hot water tank with slatted shelving. Access to insulated loft space. Smoke alarm. Doors leading to bathroom and:

Bedroom With Study Area 13'10" (4.22m) Into Recess x 11'3" (3.43m)

Dual aspect having uPVC double glazed windows to rear and side. Wall mounted electric panel heater. Useful study area

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Wooden flooring. Inset ceiling lights.



Externally

A feature of this property is the good sized and easy to maintain, enclosed and level Rear Garden. It is laid to a mixture of patio and shingle providing ideal spaces for outdoor dining and sitting during the fine weather. Outside water tap. Outside Power point. Timber panelled fenced boundaries. Front pedestrian access to side of property via timber garden gate.

Parking

There is ample off road parking within the cul-de-sac location.

Tenure

The property is FREEHOLD

Services

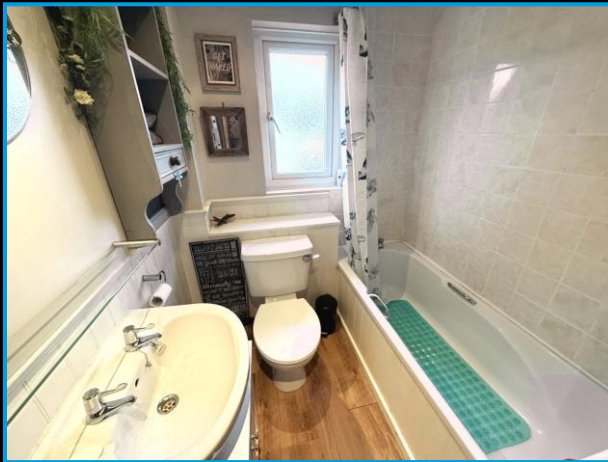
Mains Water, Drainage and Electricity are connected. The property is on a water meter. Council Tax Band B

Mortgage Assistance

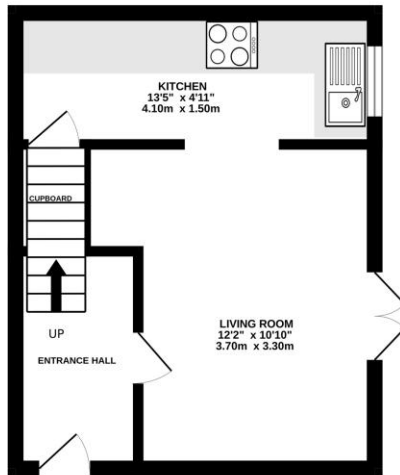
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

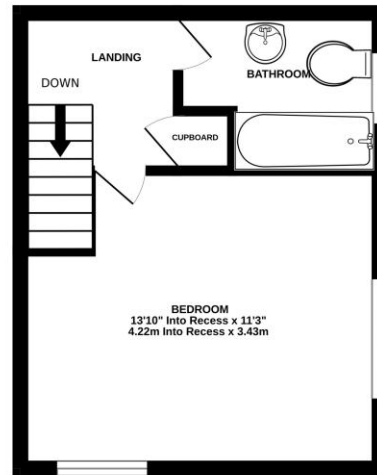
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GROUND FLOOR



1ST FLOOR



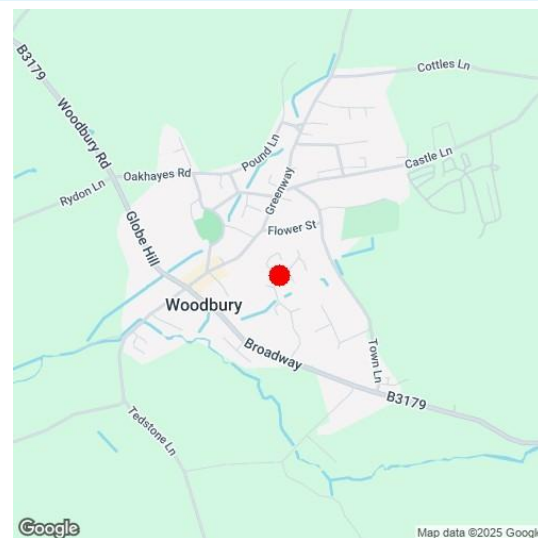
FULFORD WAY, WOODBURY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Exmouth, proceed to Woodbury via Woodbury Common. Upon entering the village via The Broadway, turn right into Fulford Way. Follow the road to the end of the Cul-De-Sac where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Meter reading efficient - lower running costs (92-101) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	87
England & Wales EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.