



Church Steps
Woodbury £155,000

East of W
ESTATE AGENTS

Church Steps

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A charming Grade II listed cottage, full of character and ideally situated in the heart of the sought-after village of Woodbury. This delightful home features exposed beams, a feature fireplace, study, fitted kitchen, double bedroom with walk-in wardrobe and an attractive enclosed garden with patio and raised decking. An ideal first home.

Charming Grade II Listed cottage | Sought-after village location | 1 Double bedroom | Ground floor bathroom | Kitchen | Rear garden | Bright living room | No onward chain

DESCRIPTION

The grade 2 listed cottage opens into a delightful sitting room, rich in character with exposed ceiling beams and a feature fireplace. A useful study leads off the sitting room, offering a versatile space that could be used for home working, reading or storage.

Located at the rear of the property, the recently installed kitchen enjoys direct access to the garden. Fitted with a range of matching wall and base units and complementary work surfaces, the kitchen provides ample storage and preparation space. Appliances include an integrated oven, hob and extractor hood and plumbing for a washing machine.

Also on the ground floor is a well-appointed bathroom, fitted with a WC, wash hand basin and built-in storage.

A staircase from the sitting room leads to the first floor landing and a spacious double bedroom overlooking the church. The bedroom further benefits from a walk-in wardrobe, providing excellent storage space. For comfort throughout the year, both the sitting room and bedroom are fitted with modern electric panel heaters.



To the rear of the property is an attractive enclosed garden, designed to make the most of the outdoor space. A patio area provides the perfect setting for al fresco dining and entertaining, while wooden steps lead up to a raised decking area, creating an ideal spot to relax and enjoy the surroundings. The garden offers a charming extension of the living accommodation and is well suited to both entertaining guests and everyday enjoyment.

LOCATION

Situated in the heart of the sought-after village of Woodbury, this charming cottage enjoys a delightful position close to the village church and within easy reach of a range of local amenities. Woodbury offers a strong sense of community together with a village shop, primary school, public houses and a variety of everyday services.

The village is ideally placed for access to the cathedral city of Exeter, approximately 8 miles away, offering an extensive range of shopping, dining and leisure facilities. The picturesque Exe Estuary, East Devon coastline and nearby beaches are all within easy reach, providing excellent opportunities for walking, cycling and watersports. Convenient road links via the A3052 and M5 make Woodbury an excellent base for both commuters and those seeking a village lifestyle in a beautiful East Devon setting.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: B

Council: East Devon District Council

Parking: On Street Parking

Garden: Enclosed rear garden

Electricity: Mains

Gas: None

Heating: Electric

Water supply: Mains

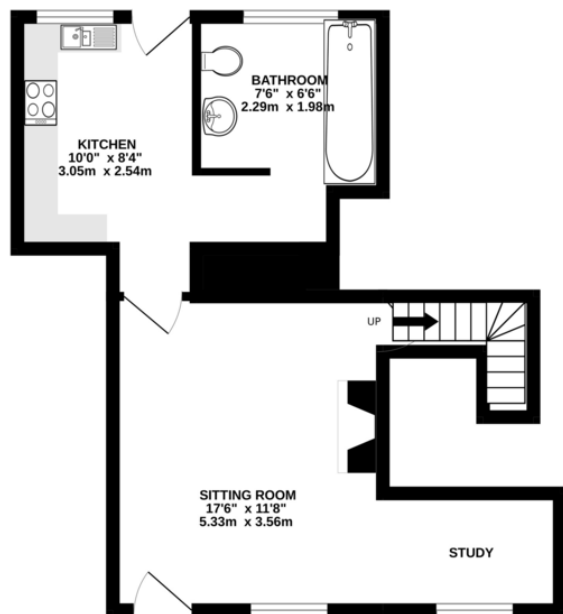
Sewerage: Public

Broadband: Fibre to the Cabinet Broadband with up to 76*Mbps download speed & up to 15*Mbps upload speed

Mobile Signal: Several networks currently showing as available at the property including EE & Vodafone



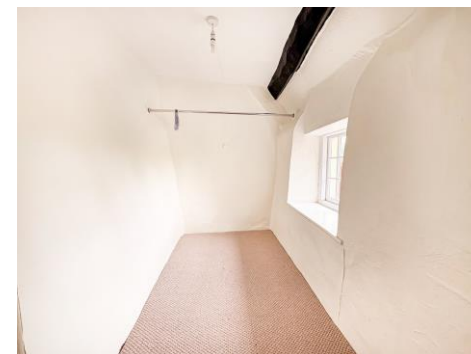
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	

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