



Guide Price £230,000

1 Church View House, Oakhayes Road, Woodbury, Exeter, EX5 1HS





A highly individual and beautifully presented ground floor flat situated in a semi-rural village location

- Large sitting room and private entrance to an enclosed courtyard outside
- Modern kitchen/breakfast room with some built-in appliances
- Two well-proportioned bedrooms – one with a built-in double wardrobe
- Modern shower room/wc
- Gas central heating and UPVC double glazing
- Private communal gardens and grounds
- Car parking space
- Share in the Freehold Title with a separate long lease
- Council Tax Band 'C'
- EPC = D

#### Worth viewing because...

A highly individual and modernised two bedroom ground floor flat in a fine semi-rural village setting. This property is presented to a high standard throughout and has its own private courtyard and car parking space.

#### In more detail....

Flat 1, Church View House is a generous and well-proportioned, well-presented two bedroom ground floor flat which benefits from a very long lease and share in the Freehold Title to Church View House. In particular the property not only enjoys use of the superb communal gardens overlooking the church grounds but also has its own private South-Westerly facing enclosed patio courtyard which is ideal for summer dining, barbeques and extra storage space for bikes and such. With neutral colour schemes throughout and lots of windows the flat presents an airy environment and would be ideal for buyers seeking a low-maintenance home all on one level with great 'lock-up and leave' potential also suitable as a permanent home for those with busy lives. Equally anyone seeking to find accommodation in the village all on one level would be well advised to view. The flat has been greatly improved by the present owner with the addition of a newly fitted kitchen/breakfast room having some built-in appliances and a well-appointed shower room/wc. The remainder of the accommodation features a large sitting/dining room and two excellent size bedrooms with the main bedroom having a built-in double wardrobe. The property also has its own private parking space.

### The Location...

“The village of Woodbury lies inland between the popular coastal towns of Budleigh Salterton and Exmouth and is within a ten minute commute by car to the edge of the city of Exeter. The village boasts a selection of pubs serving fine local produce and also has a post office and general store as well as antiques and curiosity shop. Woodbury has a popular primary school in the village and Woodbury Salterton also has a primary school making this a very popular area with young families and commuting professionals alike.”

### Tenure & Outgoings...

The vendor advises that the flat has the benefit of a 999 year lease from 1st July 2003. The service charge is £1,952.44 per annum plus £300 per annum for a share of the Managing Agents Fee, to cover all scheduled costs as well as Building Insurance. The property is managed by Bradleys. The vendor has a share of The Freehold. There is a peppercorn ground rent. The property sits in the Woodbury Conservation Area.

### Directional Note...

Heading towards Woodbury on the B3179 from the Exeter and Clyst St George direction just before you reach the village at Woodbury Village sign turn left, just before the red brick wall on the left into Oakhayes Road. Church Hill House is located a few hundred yards along the road on the right. Passing into the courtyard you will see Flat 1 on the immediate left. Parking for Flat 1 is located in front of you as you enter the courtyard on the far right hand side at the end of the building, part-fenced to one side. Please park here and cross the courtyard to the patio garden for access.



### Room sizes...

Entrance Hall: 10' 4" x 4' 10" (3.15m x 1.48m)  
narrowing to 4' 1" (1.25m)

Inner hall: 20' 9" x 4' 0" (6.33m x 1.22m)

Sitting/dining Room: 18' 4" x 12' 2" (5.60m x 3.71m)

Kitchen/Breakfast Room: 11' 11" (3.64m)  
narrowing to 8' 11" x 11' 3" (3.43m x 2.61m)

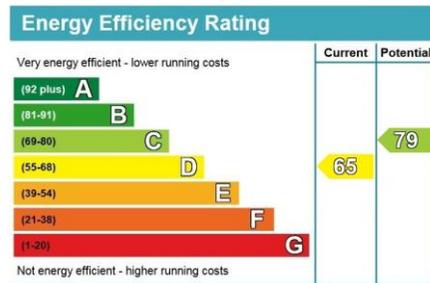
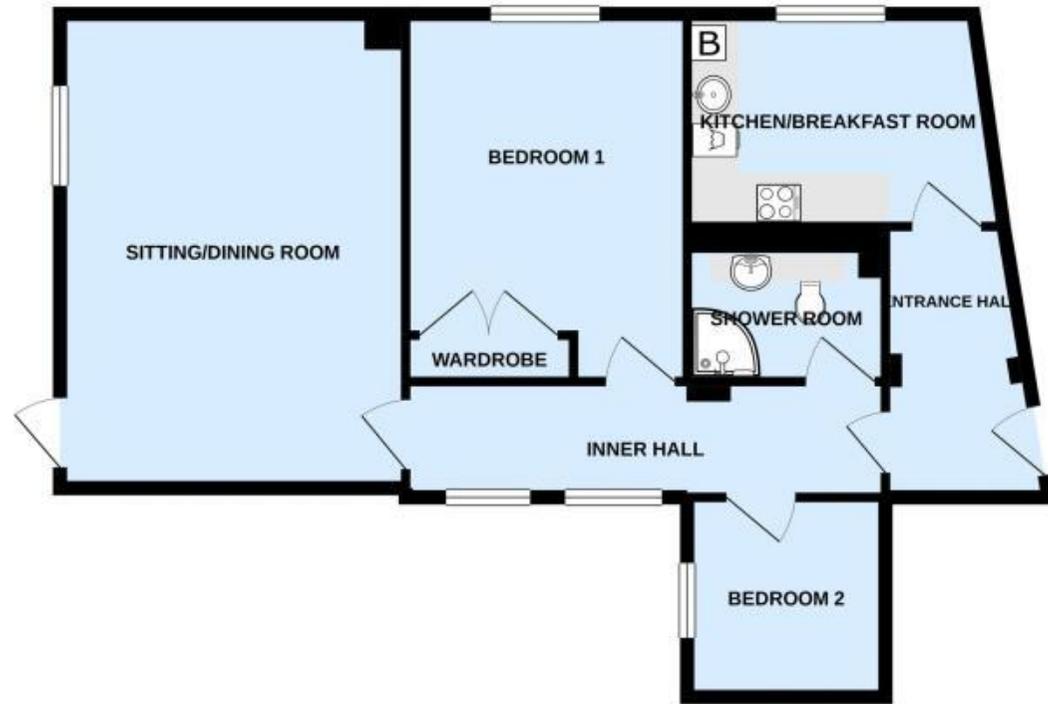
Bedroom 1: 14' 3" x 9' 10" (4.35m x 3.00m) incl.  
wardrobe area

Bedroom 2: 8' 7" x 8' 2" (2.61m x 2.48m)

Shower Room/WC:

**Services:** 7' 8" x 5' 4" (2.34m x 1.63m) All mains  
services are connected.

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 availability or efficiency can be given.  
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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

