Regency

ESTATE AGENTS









5 ABBOTS CLOSE, WOOLSERY, EX39 5SP £189,950

A well-presented two-bedroom terraced home in the heart of a sought-after Devonshire village with parking for two vehicles, a garage and a sunny, low-maintenance rear garden. Ideal first home or investment.

Set in the heart of this sought-after Devonshire village, this well presented two-bedroom terraced home offers a fantastic opportunity for first-time buyers, downsizers or investors alike. The property benefits from UPVC double glazing, oil fired central heating as well as 2 parking spaces and the added advantage of a single garage.

The accommodation begins with a welcoming entrance porch, leading through to a bright and comfortable living room featuring a front-facing window. Stairs rise to the first floor, while a door opens into the dining room, an ideal space for entertaining or everyday family meals. From here, an archway leads into the well-appointed kitchen, fitted with a range of base and wall units, extensive tiled splashbacks and integrated appliances including a ceramic hob, electric oven and extractor hood, there is space for a fridge/freezer & plumbing for a washing machine.

Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the landing provides access to an insulated loft space. The main bedroom is a generous double with a pleasant outlook to the front, while the second bedroom offers flexible accommodation as a guest room, home office or nursery. The bathroom is fitted with a modern white three-piece suite, including a bath with shower over, and is fully tiled for ease of maintenance.

Outside and to the front is off-road parking for one vehicle, with an additional parking space located opposite the single garage nearby. The rear garden enjoys a sunny aspect and has been designed for low maintenance, featuring a timber decked seating area, a pergola, and tiered planting sections, along with the old tank discreetly housed.

Well positioned within easy reach of village amenities and countryside walks, this attractive home combines comfort, practicality and location — making it a property not to be missed.

Services: Mains electricity & water are connected.
Oil fired central heating.
Energy Performance Certificate: D (64)
Council Tax: BAND B (£1,978.42 per annum)





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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