

4 Woodstock Road | Exeter | EX2 5HJ

This beautiful semi-detached home offers an exceptional amount of living space, making it an ideal choice for families seeking comfort, flexibility and convenience. Situated in a peaceful cul-de-sac close to Exeter city centre, the property enjoys excellent access to local amenities, public transport links and the M5, while also being within easy reach of Heavitree Park and highly regarded schools.

complete.

thoroughly good property agents

PROPERTY TYPE
Semi-Detached House

SIZE
1,600 sq ft

LOCATION
Cranbrook

AGE
1950-1960

BEDROOMS
4

RECEPTION ROOMS
2

BATHROOMS
2

WARMTH
Gas central heating

PARKING
Garage, Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
TBC

COUNCIL TAX BAND



in a nutshell...

- Quiet cul-de-sac location close to Exeter city centre.
- Excellent transport connections, including easy access to the M5.
- Situated within the catchment area of highly regarded primary and secondary schools.
- Three versatile reception rooms offering flexible living and working space.
- Stylish, well-equipped kitchen with ample storage and preparation areas.
- Four generous bedrooms arranged over two upper floors.









the details…

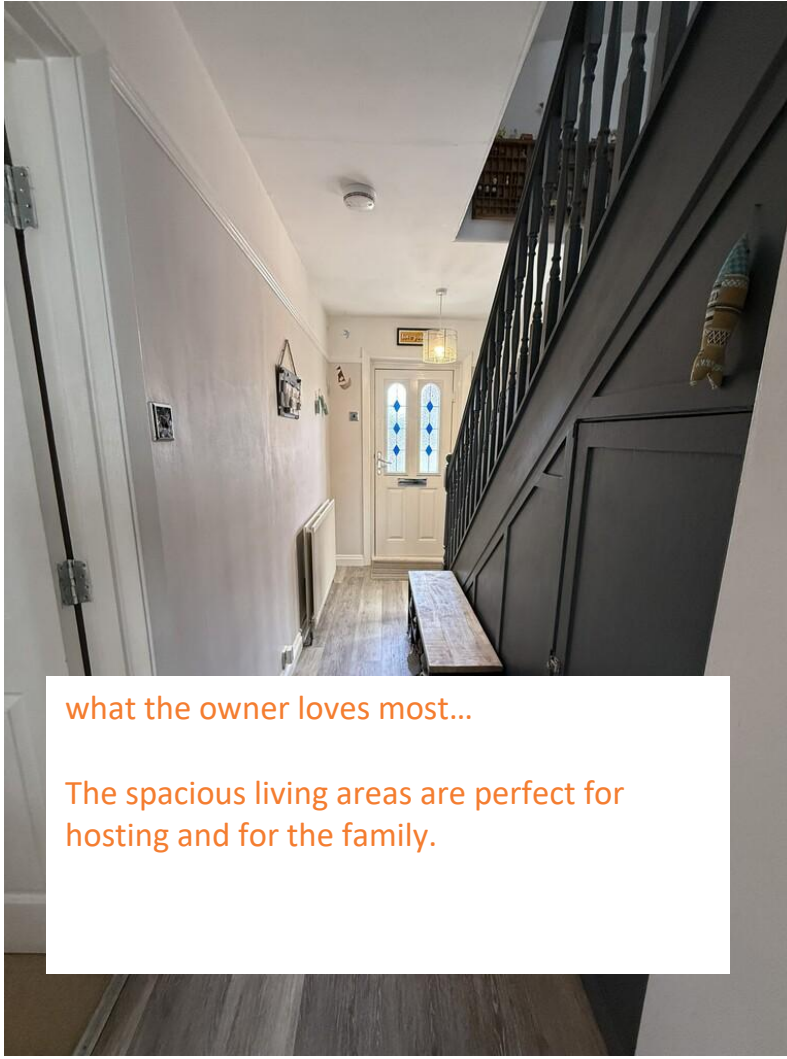
Located in a peaceful cul-de-sac close to Exeter city centre, this beautifully presented and substantially extended semi-detached home offers impressive living space, modern comforts and exceptional versatility for growing families.

The accommodation has been thoughtfully designed to provide flexible living throughout. On the ground floor, there are three spacious reception rooms, including a comfortable lounge, a bright dining room and an attractive garden room overlooking the rear garden. These adaptable spaces are perfect for family life, entertaining guests or creating a dedicated home office. The stylish kitchen is fitted with quality units, generous work surfaces and excellent storage, making it the heart of the home. A convenient ground floor cloakroom completes the layout.

Arranged over the upper floors are four well-proportioned bedrooms, offering comfortable accommodation for the whole family. The principal bedroom enjoys the added luxury of a private ensuite, creating a relaxing retreat away from the main living areas. A contemporary family bathroom serves the remaining bedrooms and has been finished to a high standard.

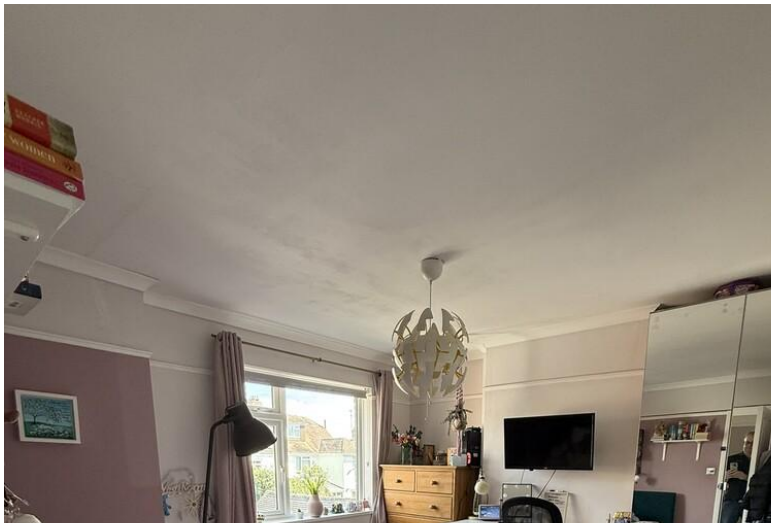
Outside, the property benefits from a low-maintenance rear garden with side access leading to a useful outbuilding, ideal for storage, hobbies or workshop space. To the front, a generous driveway provides ample off-road parking and leads to the garage.

Perfectly positioned for access to Exeter city centre, excellent public transport links, the M5 motorway, Heavitree Park and a selection of well-regarded schools, this exceptional home combines space, practicality and convenience in a highly desirable setting.



what the owner loves most…

The spacious living areas are perfect for hosting and for the family.



the floorplan...

Approximate Gross Internal Area 1462 sq ft - 136 sq m
(Excluding Outbuilding)
Ground Floor Area 641 sq ft – 60 sq m
First Floor Area 552 sq ft – 51 sq m
Second Floor Area 269 sq ft – 25 sq m
Outbuilding Area 138 sq ft – 13 sq m



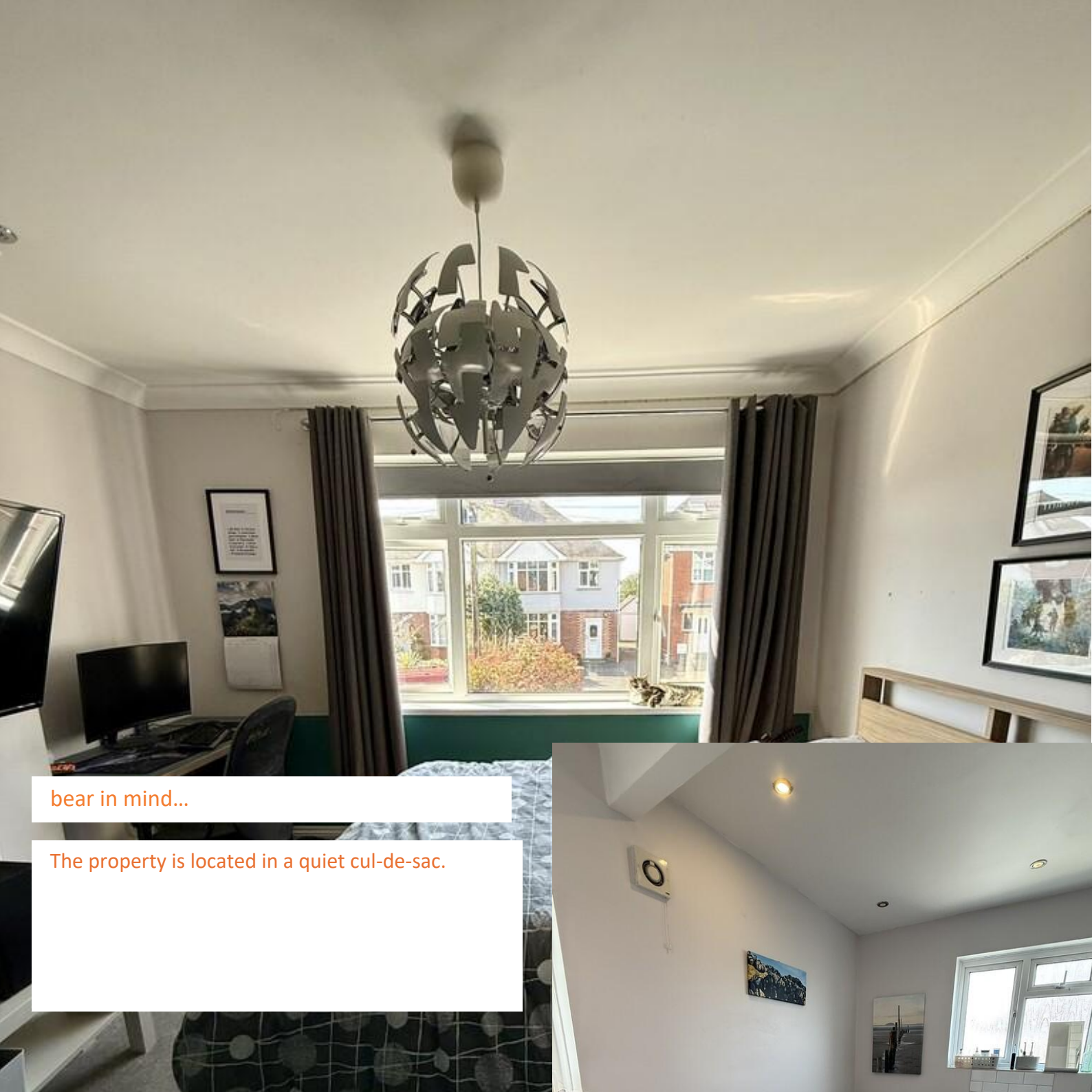
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



bear in mind...

The property is located in a quiet cul-de-sac.



Need a more complete picture? Get in touch with your local branch…

Tel 01392 422500
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these…

selling | letting | land & new homes | signature homes

complete.