



Guide Price £260,000

1 Parkside, Broadway, Woodbury, Exeter, EX5 1NR



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**Beautifully presented and full of character, this charming two-bedroom period cottage is arranged over three floors and enjoys a sought-after village location. Ideally situated within walking distance of local amenities and well served by a regular bus route, it combines convenience with classic appeal.**

- **Cosy sitting room with fireplace**
  - **Modern kitchen**
  - **Useful utility area**
  - **2 Double bedrooms**
- **Stylish bathroom with free-standing bath**
  - **Gas central heating**
- **Low-maintenance front and rear gardens**
  - **No onward chain**

**DESCRIPTION** A beautifully maintained two-bedroom cottage set in the heart of the ever-popular village of Woodbury, offering excellent local amenities and easy access to Exeter and the M5. The accommodation is full of character, with period features including window seats, feature fireplaces, and stripped wood flooring. Arranged over three floors, it comprises a cosy sitting room, kitchen with slate flooring, useful utility area, two double bedrooms, and a stylish bathroom with a free-standing claw foot bath. The top-floor bedroom is filled with natural light from three Velux windows. Outside, the property benefits from a low-maintenance, cobbled and planted front garden, and a private rear courtyard—ideal for relaxing or entertaining.

Offered with no onward chain, this is a wonderful opportunity to purchase a character home in a thriving village community.

**LOCATION** The village of Woodbury remains one of East Devon's most highly sought after locations, offering excellent amenities including two public houses, post office, general store and nearby golf club and leisure facilities at Woodbury Park. There is an excellent local primary school, church, doctors' surgery and a frequent bus service, all combining to create a thriving community. The village is close to all major routes including the M5 motorway and offers excellent communication links to Exeter City.

**The accommodation comprises (all measurements are approximate):-**

Solid entrance door to:-

**ENTRANCE HALL** Stairs to first floor with stripped pine treads. Radiator. Wood effect flooring. Door leading through to:-

**SITTING ROOM** 15' 4" (4.67m) x 11' 5" (3.48m) Window to front with window seat. Tiled hearth fireplace. Wood effect flooring. Built-in understairs cupboard. Further storage cupboard. Radiator. Two steps lead up to:-

**KITCHEN** 14' 8" (4.47m) x 5' 9" (1.75m) Roll edge worktop surfaces with splashbacks. 1½ bowl inset stainless steel sink with drainer and mixer tap. Four ring gas hob. White fronted cupboards and drawers under with built-in oven. Wall mounted Worcester combi boiler. Matching wall mounted storage cupboards. Slate tiled floor. Radiator. Downlighters. Opening through to:-

**UTILITY/REAR LOBBY** Double glazed window to rear. Stable door to outside. Roll edge worktop surface with space under for washing machine and fridge and stacked on top freezer and dryer. Matching slate tiled floor continuing from kitchen. Small sky light.

## FIRST FLOOR

**LANDING** Stripped wood flooring. Window to rear. Stairs leading up to the second floor. Doors to-

**BEDROOM 2** 9' 8" (2.95m) x 7' 10" (2.39m)  
Window to front with window seat. Stripped wood flooring. Radiator.

**BATHROOM** 7' 10" (2.39m) x 5' 3" (1.60m)  
Free standing claw foot cast iron bath with Victorian style mixer shower tap. Low level WC. Pedestal wash hand basin. Window to rear. Recessed alcove. Stripped wood flooring. Radiator.

## SECOND FLOOR

**LANDING.** Double glazed Velux window. Stripped wood flooring. Door to...

**BEDROOM 1** 12' 3" (3.73m) x 10' 6" (3.20m)  
Two double glazed Velux windows to front and one to the rear. Stripped wood flooring throughout. Radiator.



## OUTSIDE

**FRONT GARDEN** Approached via three wide steps is a neatly maintained and low-maintenance front garden featuring paved areas with cobbled edging, mature shrubs, and attractive planted borders. Enclosed by fencing for privacy, the space offers a welcoming and characterful approach to the property.

**REAR GARDEN** A delightful and private courtyard garden, thoughtfully arranged with low-maintenance gravel and attractive planting areas. Enclosed by a combination of red brick walls and smart timber fencing, the space offers a secluded setting perfect for outdoor dining or relaxing. There's ample room for a table and chairs, ideal for entertaining or enjoying a morning coffee in the sun.

**DIRECTIONS** From the M5 roundabout (junction 30) proceed along the dual carriageway towards Exmouth. At the Clyst St Mary roundabout take the 3rd exit towards Exmouth. At the next roundabout turn left signposted Woodbury. On approaching the village down the hill continue over the pedestrian crossing passing the convenience store on your right hand side, keep going and the property can be found a short distance along on the left hand side. If you go past Meadow View Close on the right you've gone too far. [what3words.com/forgiven.rekindle.rebounded](http://what3words.com/forgiven.rekindle.rebounded)

**TENURE:** Freehold

**COUNCIL TAX BAND C**

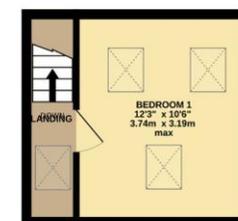
GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
220 sq.ft. (20.4 sq.m.) approx.

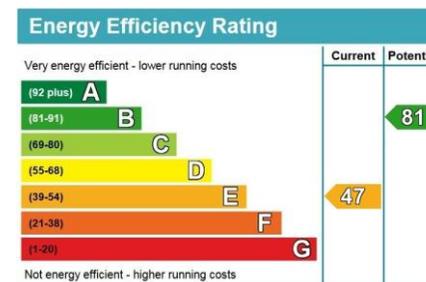


2ND FLOOR  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

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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### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

