



Located right in the heart of the village, this three bedroom end of terrace cottage is as charming as you hoped and benefits from its own parking space, pretty courtyard garden, ground floor WC. and "cottage" style kitchen with stable door, lots of lovely period features including fireplaces, beams, and window seats, flying freehold to rear upstairs, and Grade II listed.

Drake Cottages
Woodbury £350,000

East of **EXE**

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Grade II Listed Village Cottage | Semi Detached | Three bedrooms | Two Reception Rooms | Courtyard Garden and Parking Space | Cottage Style Kitchen | Ground Floor WC | First Floor Bathroom | Heart Of The Village

Approach and Entrance Hallway

Part glazed front door to entrance hallway. Spacious entrance hallway with exposed ceiling timbers, internal window to dining room, part glazed door to sitting room and doors to dining room and kitchen.

Dining Room 12' 5" x 12' 3" (3.78m x 3.73m) (max)

Spacious double aspect room with windows to front and side aspect with deep sill, radiator, feature fireplace with wood mantle, tiled hearth and inset cast iron moulded fireplace with grate. TV point.

Kitchen/Breakfast Room 15' 6" x 10' 8" (4.72m x 3.25m) (max)

Light and spacious room with window to side aspect and stable style door to rear access. Modern fitted kitchen with range of Shaker Style base and wall units in light grey finish, solid oak worktops with matching upstands and inset stainless steel sink, fitted Esse range cooker and two ring ceramic hob, wood effect laminate flooring, space for free standing American style fridge/freezer, space and plumbing for washing machine, door to cupboard housing gas boiler.

Sitting Room 11' 5" x 10' 2" (3.48m x 3.1m) (max)

Beautiful characterful room with window to front aspect. Exposed ceiling timbers, radiator, feature fireplace with exposed brick opening and tiled hearth, fitted alcove shelving and cupboard, TV point, door to understair cupboard, door to inner hallway.

Inner Hallway

Stairs to first floor, various fitted alcove shelving, double doors to cloakroom.

Cloakroom 5' 6" x 5' 5" (1.68m x 1.65m) (max)

Window to front aspect. White suite comprising low level WC and hand wash basin set in vanity unit with cupboard under, radiator, tiled effect laminate flooring.

First Floor Landing

Stairs from inner hallway to first floor landing, exposed ceiling timbers, hatch to loft space, doors to bedrooms and bathrooms.

Bedroom One 11' 2" x 10' 0" (3.4m x 3.05m)

Lovely light and spacious master bedroom with window to side aspect with deep sill, radiator, fitted alcove shelving, wall lighting.

Bedroom Two 10' 10" x 10' 0" (3.3m x 3.05m)

Further spacious double bedroom with window to front aspect, radiator, wall lighting, fitted shelving.

Bedroom Three 8' 4" x 6' 6" (2.54m x 1.98m)

Window to front aspect with deep sill, radiator, exposed ceiling timbers.

Bathroom 7' 4" x 6' 1" (2.24m x 1.85m)

Window to front aspect. Modern white suite comprising low level WC, hand wash basin set in vanity unit with cupboard under, bath with tiled surround and glass sliding doors to tiled shower enclosure with electric Mira shower over, recess spotlights, shaver point, chrome ladder style radiator, part tiled walls, small hatch to loft space.

Outside

Wrought iron gate leads into a pretty cottage front garden area enclosed by stone wall. Path to front door and gate to side garden.

Hard standing parking space for one vehicle to side of property. Small open side garden area laid to gravel. Path leading around to rear open courtyard area and rear access door. Outside light.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.