



A well presented two bedroom semi detached bungalow in this quiet elevated cul de sac close to the centre of the village. Driveway parking leads to the garage and side gate to the pretty rear garden with door to the second bedroom. Reception room with dining area and lovely south facing views over Woodbury. Electric 'Dimplex' night storage heating and sold with No Ongoing Chain.

Long Park
Woodbury OIEO £265,000

East of **EXE**

Long Park Woodbury OIEO £265,000

Semi Detached | Two Bedroom | Bungalow |
 Driveway Parking | Garage | Pretty Rear Gardens
 Front and Rear | Lovely Views | Well Presented |
 Dimplex Nigh Storage Heating | No Ongoing chain

Entrance Hallway

Full height frosted glazing, storage and light fitting.

Kitchen

South facing window. Range of fitted wall and base units with space for electric stove, washing machine, fridge and freezer. Inset sinktop, extractor and airing cupboard with hot water cylinder, night storage heater.

Reception Room

South facing picture window with lovely views over Woodbury. Decorative fireplace with electric coal effect fire, two storage heaters and dining area with separate light fitting.

Bedroom One

Window to rear over garden, substantial fitted wardrobes with vanity and light fittings.

Bedroom Two

Window and frosted door accessing garden, night storage heater and light fitting.

Shower Room

'Wet Room' style with walk in shower area, wash hand basin, WC, electric heater, heated towel rail, frosted vented window and light fitting.

Garage and Parking

Long driveway with parking for several cars leads to the single garage with up and over door and power.

Garden

Pretty gardens to front and gated access from the driveway to the paved rear gardens with two sheds, 1 with power. Steps up to door which leads to bedroom two, outside light and fencing.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



EAST DEVON OFFICE
 Tel: 01392 877240
 61 Fore Street Topsham
 Exeter EX3 0HL

EXETER OFFICE
 Tel: 01392 345070
 18 Southernhay West
 Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

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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.