



Stunning two bedroom modernised terrace cottage situated in the sought after village of Woodbury, within walking distance of all the local amenities. The property comprises of an open plan living/dining/kitchen room, two double bedrooms and family shower room located on the first floor. The property benefits from a lovely rear garden overlooking fields.

Globe Hill  
Woodbury OIEO £300,000

East of **EXE**

# Globe Hill Woodbury OIEO £300,000

Modernised Cottage | Mid Terrace | Two Double Bedrooms | Open plan Living/Dining/Kitchen | Family Shower room | Pretty Rear Garden Over Looking Fields | Characterful Features Throughout | Sought After Location | Parking available on separate negotiation

## Approach

Part glazed front door to entrance lobby.

## Entrance Lobby

Coat hanging space, inset coir matting, glass panel door to entrance hallway.

## Entrance Hallway

Spacious entrance hallway with quality vinyl click wood effect flooring, stairs to first floor, useful recess with further coat hanging space, door to living room.

## Open Plan Living/Dining/Kitchen Area

Wonderful open plan room comprising:

### Living Room

Attractive room with large double glazed Upvc window to front aspect, Victorian style radiator, feature fireplace with wood mantle, slate hearth and Victorian style cast iron inset and grate, quality vinyl click wood effect flooring, alcove shelf, TV and telephone points, opening through to the dining area.

### Dining Room

Spacious dining area with matching quality vinyl click wood effect flooring, feature fireplace opening converted into an extension of the kitchen with matching drawer and base unit in high gloss charcoal grey finish and large high level feature mantle shelf over, Victorian style radiator, opening through to the kitchen area.

### Kitchen

Upvc double glazed window to rear aspect and stable style door to garden, modern fitted kitchen with range of base and wall units in high gloss charcoal grey finish, solid oak worktop with tiled surround and Butler style sink with mixer tap, integral electric oven and induction hob with extractor hood over, space for freestanding fridge/freezer, space and plumbing for washing machine and slimline dishwasher, wall mounted Worcester gas boiler, door to cupboard housing meters and shelf.

### First Floor Landing

Stairs from entrance hallway to split level landing with five steps leading up to the shower room and further steps up to the main landing, hatch to loft space, doors to bedrooms.

### Bedroom One

Light and spacious master bedroom with large Upvc double glazed window with additional secondary glazing to front aspect, radiator.

### Bedroom Two

Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens, radiator, fitted shelving, fitted suspended desk.

### Shower Room

Modern shower room with Upvc double glazed window to rear aspect with obscure glass, white suite comprising low level WC, wash hand basin set in vanity unit with cupboard under and large walk-in tiled shower enclosure with glass screen and mixer shower over, chrome ladder style radiator, recess spotlights, extractor fan, high polished tiled floor.

### Outside

#### Front:

Small front garden laid to gravel and edged with hedgerow, path to front door.

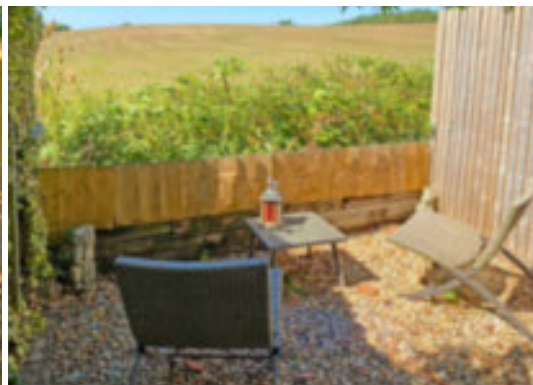
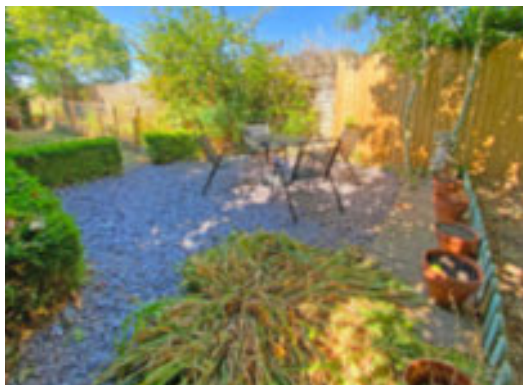
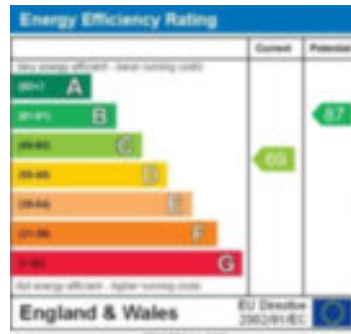
#### Rear Garden:

A real feature of the property is the gorgeous garden that seems to go on forever. A paved area adjoins the rear of the property leading onto a further garden area laid to lawn. Down a winding pathway with deep beds on each side, leads to a lovely shaded area laid to slate chippings. Following into a vegetable garden area with raised beds, and lastly a lovely little hideaway laid to gravel and offering peaceful open views over adjoining fields. (Note: 2 Globe Hill Cottages benefits from a right of way access at the rear across from no 1 and for no 3.)

### AGENTS NOTES:

This is a freehold property.

Council Tax Band: B with East Devon Council



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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.