



A substantial mid terrace ex local authority home extended to four bedrooms with living room, separate kitchen/ dining room, ground floor extension with en-suite bedroom, three upstairs bedrooms and bathroom, good size gardens to front and rear with brick out house. Devon Rule applies, no ongoing chain and requires refurbishment.

New Way
Woodbury Salterton £250,000

East of **EXE**

New Way Woodbury Salterton £250,000

Mid Terrace | Ex Local Authority, Devon Rule Applies | 4 Bedrooms | Living Room |
Kitchen/Dining Room | Rear Extension | Front and Rear Garden | Substantial Brick Out
House | Requires Refurbishment | No Ongoing Chain

APPROACH

Upvc part glazed door to entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor. Door to understair cupboard. Radiator. Telephone point. Doors to living room and kitchen/dining room.

LIVING ROOM

Light and spacious living room with large Upvc double glazed window to front aspect. Radiator. Feature fireplace with wood mantle with marble effect inset and hearth, and fitted gas fire. Wall lighting.

KITCHEN/DINING ROOM

Further spacious room with two Upvc double glazed windows to rear aspect. Fitted kitchen with range of base, wall and larder unit in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for free standing gas cooker. Space and plumbing for washing machine. Space for free standing fridge/freezer. Radiator. Wall mounted Worcester gas boiler. Part tiled walls. Double doors to airing cupboard complete with hot water tank and shelving. Door to understair cupboard. Doorway through to inner hallway.

INNER HALLWAY

Light hallway with glass roof. Built-in cupboards with worktop over. Coat hanging space. Upvc double glazed door to rear courtyard. Door to bedroom 4.

BEDROOM 4

Spacious double aspect bedroom with Upvc double glazed windows to front and side aspect. Radiator. Door to wet room.

WET ROOM

Large wet room with Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin with tiled splashback. Wet room area with electric shower. Chrome ladder radiator. Extractor fan.

FIRST FLOOR

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and shower room.

BEDROOM 1

Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Door to cupboard complete with shelving.

BEDROOM 2

Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BEDROOM 3

Single sized bedroom with Upvc double glazed window to front aspect. Radiator. Overstair bulk-head shelf.

SHOWER ROOM

Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Tiled shower enclosure with electric shower over. Extractor fan. Part tiled walls.

OUTSIDE

FRONT

Gate to shared pathway leading to front door and covered side passage leading to the rear. Lawned front garden area edged with borders stocked with mature shrubs.

REAR GARDEN

Small courtyard garden area with block built garden store. Gravel path leading down to further garden area and large timber shed.

GARDEN STORE

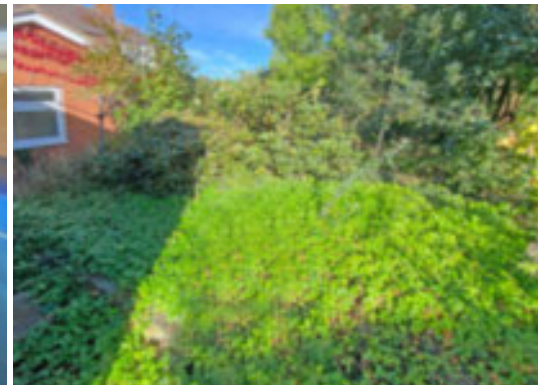
Upvc door to spacious block built store room complete with light and power.

AGENTS NOTES:

The property is Freehold.

Council Tax Band: B - East Devon Council

The property will be sold Chain Free.



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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.