



East of 
ESTATE AGENTS

9 Pollybrook
Woodbury £425,000

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Attractive two double bedroom detached bungalow, situated in a quiet setting on the edge of the highly sought after village of Woodbury. This well presented property features; light and spacious double aspect living room, further spacious kitchen/dining room, conservatory overlooking the rear garden, master bedroom with en-suite, and large bathroom. Outside, to the front of the property is an attractive enclosed garden with driveway offering parking for up to four vehicles leading to an attached single garage, and to the rear is a wonderful south.westerly enclosed level garden with lawn and edged with an abundance of mature plants, trees and shrubs. Chain Free.

Attractive detached bungalow | Two double bedrooms

| Light and spacious living room | Spacious kitchen/dining room

| Modern fitted kitchen | Conservatory

| Master bedroom with en-suite | Large bathroom

| Attached single garage and driveway parking for up to 4 vehicles

| Wonderful level south/westerly facing rear garden

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Light and spacious L shape entrance hallway with window to front aspect with obscure glass. Coved ceiling. Radiator. Coat hanging space. Hatch to loft space. Wood effect laminate flooring. Door to useful storage cupboard. Door to large airing cupboard housing hot water tank and shelving. Doors leading to all adjoining room.

LIVING ROOM 15' 7" x 11' 9" (4.75m x 3.58m)

Spacious double aspect living room with Upvc double glazed window to front aspect and two Upvc double glazed windows to side aspect. Coved ceiling. Radiator. Wall lighting. TV and telephone points. Fitted gas coal effect fire on stone hearth.

KITCHEN/DINING ROOM 23' 1" x 12' 8" (7.04m x 3.86m) (max)

Spacious kitchen/dining room with Upvc double glazed window to rear aspect with outlook over the garden, and double glazed sliding patio door to the conservatory. Coved ceiling. Modern fitted Shaker style kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot in



electric/gas cooker with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Concealed worktop lighting. Part glazed door to side access. Recess spotlights. Tiled effect laminate flooring. Two radiators.

CONSERVATORY 13' 2" x 7' 8" (4.01m x 2.34m)

Upvc constructed conservatory with double glazed windows to side and rear aspect with outlook over the garden. Large Upvc double glazed sliding patio door to garden.

BEDROOM 1 12' 1" x 11' 0" (3.68m x 3.35m) (plus door recess)

Spacious master bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator. Door to en-suite.

EN-SUITE 11' 0" x 3' 0" (3.35m x 0.91m)

Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with electric shower. Extractor fan. Ladder style radiator. Wall mounted electric fan heater.

BEDROOM 2 10' 7" x 9' 8" (3.23m x 2.95m)

Further double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Range of built-in bedroom furniture comprising; wardrobe, drawer unit, bedside units with display shelving and overhead storage cupboards. Radiator.

BATHROOM 9' 4" x 9' 1" (2.84m x 2.77m) (plus door recess)

Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin, bidet and bath with tiled surround. Coved ceiling. Radiator. Part tiled walls. Ladder style radiator. Tiled floor. Light with shaver point. Wall mounted electric fan heater.

OUTSIDE

FRONT

Front garden area laid to lawn and edged with borders stocked with a variety of plants and shrubs. Driveway parking offering parking for up to four vehicles leading to single attached garage.

GARAGE 16' 5" x 9' 6" (5m x 2.9m)

Roller style door to attached single garage with window to side aspect. Light and power. Wall mounted gas boiler. Further hatch to loft space. Internal door to entrance hallway.

REAR GARDEN

Wonderful level garden with paved patio area leading onto a lawned garden area edged with borders stocked with an abundance of mature plants, shrubs and trees. Outside tap. Paths leading around to either side of the property to a gated front access.

AGENTS NOTES:

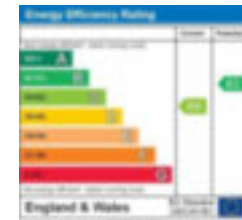
The property is Freehold.
Council Tax Band: E - East Devon Council



GROUND FLOOR
1244 sq ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq ft. (115.6 sq.m.) approx.
Measurements are approximate. See EPC for further information.
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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.