



Offering great potential to extend and modernise this 'corner plot' two bedroom bungalow has existing planning permission to create a lovely larger home. Quietly located toward to the centre of the village with pretty gardens, garage and parking. Offered with no ongoing chain.

Long Park  
Woodbury OIEO £350,000

East of 



# Long Park Woodbury OIEO £350,000

Corner Plot | Semi Detached | Two Bedrooms | Garage |  
 Parking | Planning to Extend | Double Glazed Throughout |  
 Central Heating | Central Village Location | No Ongoing Chain

## ENTRANCE PORCH

Entrance porch with radiator.

## KITCHEN

Window over the garden, fitted kitchen with oven, gas hob and extractor fan, cupboard containing as combi boiler, radiator and light.

## RECEPTION ROOM

Window over the garden, two radiators, chimney alcove and twin light fitting.

## BEDROOM ONE

Window to front, fitted wardrobe, radiator, and light.

## BEDROOM TWO

Window and door to garden, fitted wardrobe, radiator, and light.

## BATHROOM

Frosted window. White suite comprising bath with shower over, WC, wash hand basin, radiator, extractor fan and light.

## GARDEN

Lovely gardens to three sides with gated rear garden currently accessed via bedroom 2.

## GARAGE AND PARKING

Off street parking for several cars and detached garage with up and over door.

## PLANNING PERMISSION

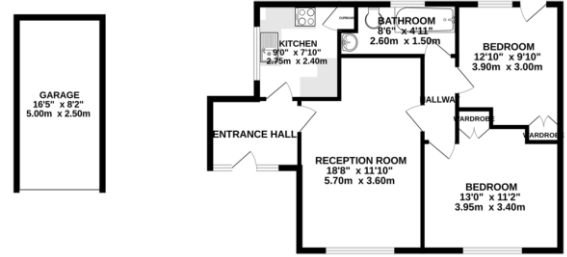
The property has approved planning permission for a single storey extension to the east elevation. Full details are on the East Devon Planning Website ref 21/1374/FUL

## AGENTS NOTES

The property is Freehold.

Council Tax Band C

GROUND FLOOR  
 812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Dimensions given only.  
 Made with Blueprints (2023)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967