



Located right in the heart of the village this two bedroom semi-detached cottage would benefit from some modernisation. The property comprises of large living/dining room, kitchen, two bedrooms and family bathroom. Front and rear courtyard gardens, double glazed throughout and offered with no ongoing chain.

Broadway
Woodbury £235,000

East of 

Broadway Woodbury £235,000

Two Bedrooms | Semi Detached | Courtyard Gardens Front and Rear | Central Village Location | Large Living/Dining Room | Kitchen | Two Bedrooms | Family Bathroom | Double glazed Throughout | Would Benefit from Updating

APPROACH

Covered entrance canopy, front door to entrance hallway.

ENTRANCE HALLWAY

Small entrance hallway with tiled floor, door to useful storage cupboard, doorway to kitchen, door to living/dining room.

KITCHEN

Light kitchen with two Upvc sash style double glazed windows to front aspect. Fitted kitchen with range of base, wall and high level cupboards in cream finish, roll-edge worktop with tiled surround and inset stainless steel sink, integral electric single oven and gas hob with extractor hood over, space and plumbing for washing machine and slimline dishwasher, further under worktop appliance space, recess spotlights, tiled floor, radiator.

LIVING/DINING ROOM

Bright spacious room with two Upvc sash style double glazed windows to rear aspect and Upvc part glazed door to rear courtyard garden, wood effect laminate flooring, radiator, fitted alcove shelving, TV point, coat hanging space, stairs to first floor.

STAIRS/LANDING

Stairs from living/dining room to small first floor landing with doors to bedrooms and bathroom, door to deep storage cupboard with hanging rails plus housing wall mounted gas boiler and hatch to loft space.

BEDROOM 1

Spacious double bedroom with Upvc sash style double glazed window to rear aspect, radiator.

BEDROOM 2

Further spacious bedroom with Upvc sash style double glazed window to front aspect, radiator, telephone point.

BATHROOM

Good size bathroom with coloured suite comprising low level WC, hand wash basin set in vanity unit with cupboard under and bath with tiled surround and mixer tap with shower head attachment, tiled floor, extractor fan, ladder style radiator.

FRONT

Small front garden enclosed by low wall and laid to gravel with a range of mature shrubs. Path to front door.

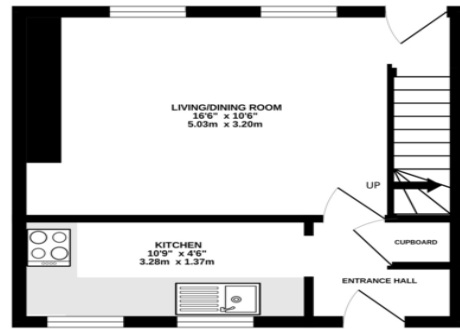
REAR GARDEN

Enclosed courtyard garden laid to gravel and with an arrangement of timber-built storage and workbench. Wrought iron gate leads to a right of way access over neighbouring land to front.

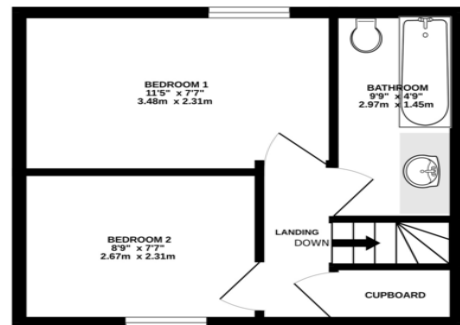
AGENTS NOTES:

The property is Freehold.
Council Tax Band 'B';

GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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