



East of 
ESTATE AGENTS

Fulford Way
Woodbury OIRO £395,000

Fulford Way

Woodbury OIRO £395,000

This delightful, end-terrace property is beautifully presented throughout. Located in the sought-after village of Woodbury, the property is quietly located off the main Fulford Way at the far end of a quiet leafy terrace, with a pedestrian only access to the front and the village just a short walk away. The property offers a spacious lounge, a modern contemporary kitchen and a magnificent conservatory, whilst on the first floor are three bedrooms and a family bathroom. Out to the rear is a delightful private and well stocked garden with patio seating, along with a garage integral to the garden.

Three Bedrooms | End-Terrace | Spacious Lounge | Kitchen | Conservatory/Dining Room | Family Bathroom | Delightful Rear Garden | Garage |

DESCRIPTION

The front porch opens into the main reception room with stairs up to the first floor. This lovely spacious room opens out onto the rear conservatory via a set of French doors and interconnecting is a lovely feature double sided fireplace, housing a double-sided wood burner. A further set of French doors open into the adjoining kitchen which is beautifully presented with its grey shaker wall and base units finished with brass handles and topped with a clean white work top. The kitchen entails integrated appliances; extractor fan, double oven, gas hob, dishwasher and fridge freezer. The view from the kitchen sink looks out over the front of the terrace and elegantly frames the oak tree opposite. Sliding patio doors take you into the grand conservatory and dining room that spans the width of the property and frames the lovely views onto the rear garden.



Up onto the first floor are three bedrooms with the principal bedroom hosting built-in wardrobe space, and all three rooms enjoying views out to the rear garden, alongside a delightful family bathroom with the bath and shower over the top, and white vanity W.C and basin all finished with floor to ceiling wall tiles.

GARDEN AND GROUNDS

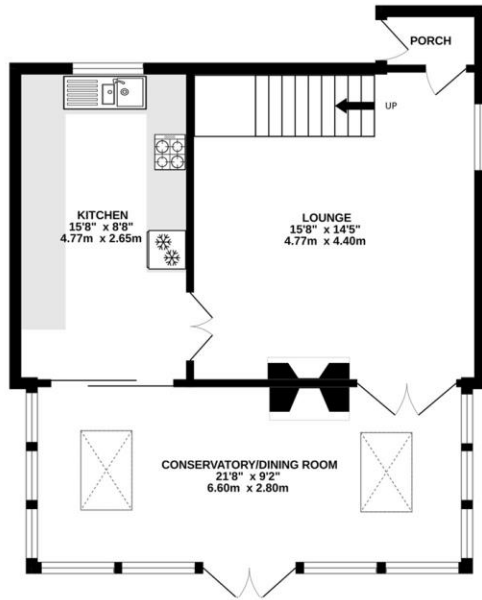
To the rear of the property is a delightful enclosed and private garden and is a haven for wildlife. The garden has been well stocked and beautifully maintained with a range of plants and shrubs intermingled around a central stone paved patio. A side path leads around to the front garden, and to the far corner is a secluded seating area that backs onto the rear garage. The garage has accessible plumbing for a washing machine to be installed.

LOCATION

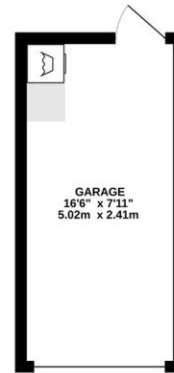
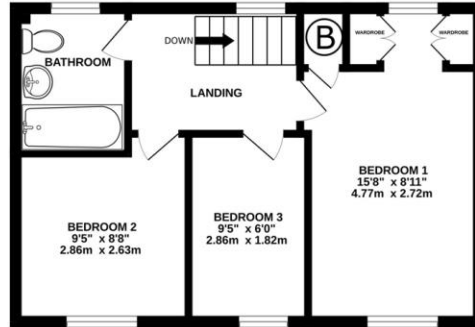
The property is located in the sought after village of Woodbury and is tucked away just off from the main Fulford Way to the far end of a quiet leafy terrace. The property is ideally located and is within a short walking distance to the village centre with its local shops and hostelrys and to the Woodbury C of E Primary School, along with the cricket and tennis grounds. Fulford Way has easy access back onto Broadway for access to the City and to Exmouth and to pick up on the main trunk roads.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk