



**Greenway**  
Exeter £260,000

East of   
ESTATE AGENTS



# Greenway

Exeter £260,000

This charming semi-detached property is located in the picturesque village of Woodbury just a short distance from Woodbury C of E primary school and from the local parade of shops and well-renowned public houses. This character property offers a kitchen and lounge on the ground with the two bedrooms and family bathroom on the first floor. Out to the rear is a secluded courtyard garden and a patio seating to the front garden.

Two Bedrooms | Period Semi-Detached | Kitchen | Lounge | Family Bathroom | Secluded Garden |

## LOCATION

The property is located in the picturesque village of Woodbury, steeped in history and surrounded by stunning countryside. With its friendly community, excellent local amenities, and proximity to the coast, Woodbury provides a tranquil yet well-connected lifestyle. The village boasts a well-regarded primary school, charming pubs, and an array of local shop, along with the cricket and tennis clubs. Woodbury offers easy access to the bustling city of Exeter and to Exmouth, both just a short drive away and well serviced by public transport.





## DESCRIPTION

A storm porch stretches over the entrance with the door leading directly into the kitchen. The kitchen has a character irregular shape with the peninsular island reaching into the room to give storage to one side and breakfast bar to the other. White wooden panelling extends around the room with a low window seat positioned to look over the courtyard garden. Off to the side is the lounge with an electric fire sat within a wooden fireplace and a sash window overlooking the front garden. Stairs lead off from the kitchen up through the centre of the house to the first-floor landing. On the first floor are the two bed rooms with bedroom one hosting a delightful character fireplace and built-in storage cupboard. The family bathroom located off is fitted with a white suite with shower above the bath and finished with white and blue wall tiles.

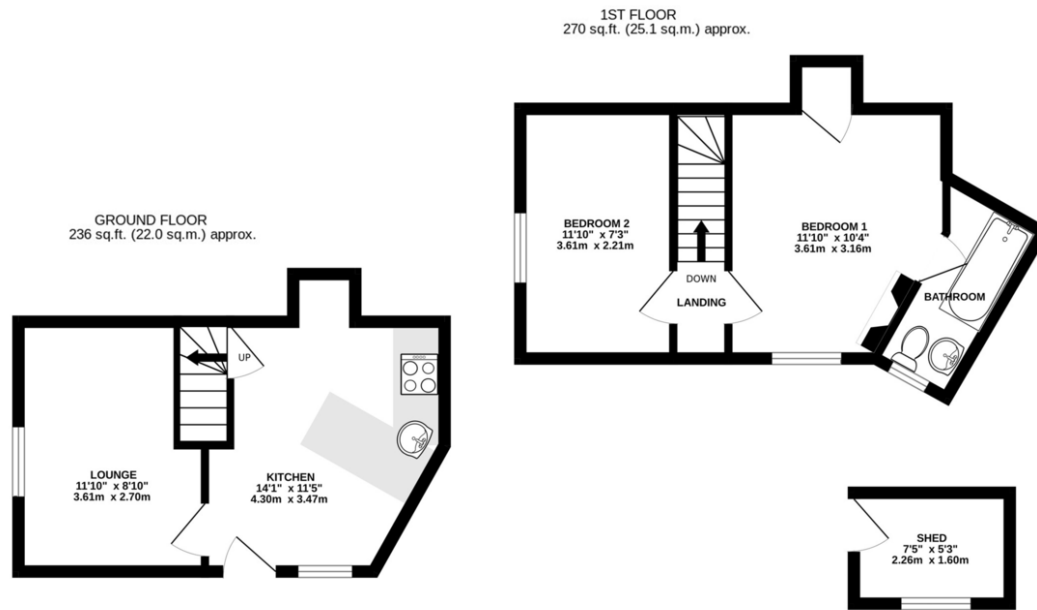


## GARDEN AND GROUNDS

To the front a small garden is set back behind a low wall with wooden fencing over the top. The front garden is laid with gravel with planted shrubs and a paved patio to the side. A gate leads through to a secluded courtyard garden with a shed located to the far corner.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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 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



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