



East of **EXE**  
ESTATE AGENTS

Broadway, Woodbury  
£375,000

# Broadway, Woodbury

£375,000

This lovely mid-terrace property is located in the sought after picturesque village of Woodbury. Located 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 fully fitted kitchen, a delightful lounge and dining room on the ground with the three bedrooms and a lovely family bathroom on the first floor. Out to the rear is parking for two vehicles and a delightful courtyard garden and a patio with a further well stocked and colourful garden located beyond the home office.

Mid-Terraced Property | Three Bedrooms | Kitchen | Lounge | Dining Room | Family Bathroom | Shower Room | Garage | Garden Office | 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 shops, 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.



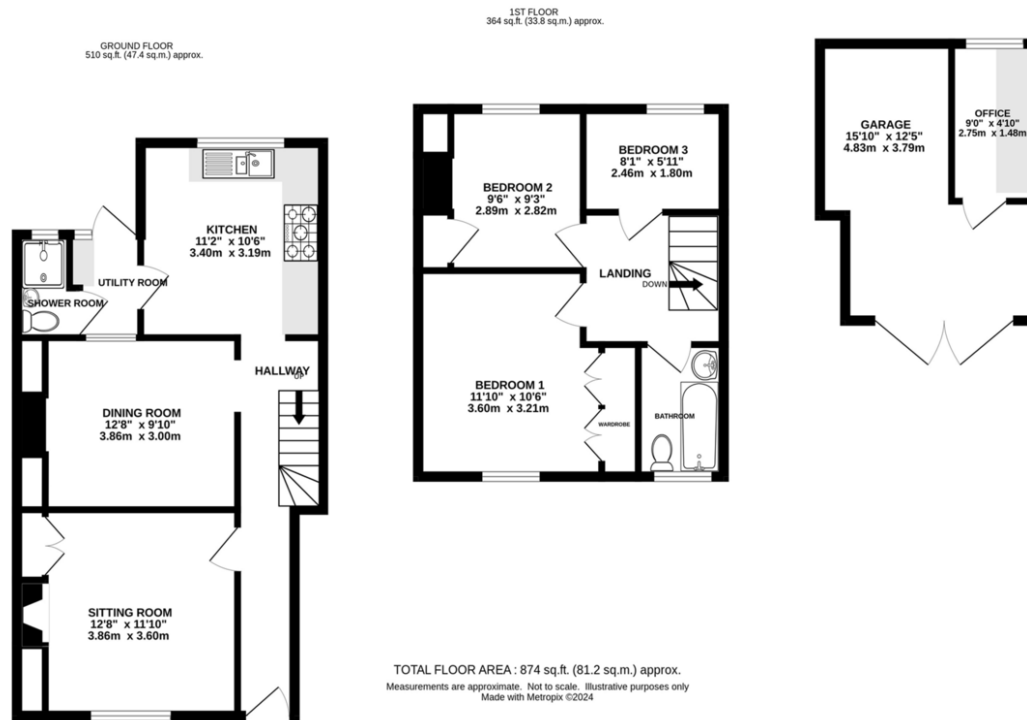
## DESCRIPTION

A small front garden leads to the front door and the main hallway. Off to the left is the first of the two reception rooms with an elegant front lounge with a wood burning stove centred between two character arched bookcases set within the fire breast. Next along the hallway is the dining room again featuring decorative arched shelving set into the chimney surround. The kitchen has been well laid out to provide ample storage and preparation area with the white slab base units topped with real woodwork tops, also with white wall tiling, all set against a beautiful stainless steel Range Cooker. Off to the side, a small utility area opens out to the rear garden with the downstairs cloakroom and shower tucked off to the side. Up on the first floor are the three bedrooms with bedroom one boasting its beautiful stripped broad floorboards and a spacious built-in wardrobe. The family bathroom is an elegant room fitted with a white suite with vanity sink unit and accompanying white wall tiles.

## GARDEN AND GROUNDS

To the front a small garden is set back behind a low wall with access to the front door. Whilst, out to the rear is a delightful courtyard garden with pergola seating and accompanying patio seating area which thrive with the afternoon sun. To the side a gravelled area provides space for two vehicles with a E.V charging point located to the house side. To the side a garage is set with the rear garden which has been laid mainly to lawn with flower beds filled with an array of colourful plants and shrubs with a children's play and paddling area located further beyond (not part of the sale). The garage provides ample storage space and has been cleverly adapted to create a home office that looks out upon the rear garden and keeps a mindful eye on the children's play area.





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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 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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