



East of 
ESTATE AGENTS

Thorns Cottages
Woodbury £295,000

Thorns Cottages

Woodbury £295,000

Situated in the highly desirable village of Woodbury, on the eastern outskirts of Exeter, this delightful two bedroom mid-terrace character cottage offers excellent opportunity for those looking to add their personal touch. The property offers lots of characterful features with exposed beams and timbers, and includes; a living/dining room with large inglenook style fireplace with fitted wood burning stove, and modern fitted kitchen. On the first floor are two good sized bedrooms and bathroom. Outside, the property benefits from generous gardens to both the front and rear, and off-road parking. The property will be sold Chain Free.

Character village cottage | Two bedrooms | Living/Dining room with large inglenook fireplace and fitted woodburner | Modern fitted kitchen | Modern bathroom | Generous sized front and rear gardens | Off-road parking | Close to all village amenities | Chain Free |

APPROACH

Front door to living/dining room.

LIVING/DINING ROOM

Characterful double aspect room with exposed ceiling timbers and large inglenook style fireplace with fitted wood burning stove. Windows to front and rear and outlook over the gardens. Stripped wood floor. Two radiators. Fitted alcove shelving and storage cupboard. TV and telephone points. Stable style part glazed door to rear access. Stairs to first floor. Doorway to kitchen.

KITCHEN

Window to front aspect with outlook over the garden. Range of base, wall, drawer and larder units in cream Shaker style finish. Polished granite worktop with fitted Butler style ceramic sink with mixer tap and carved drainer. Integral electric oven and gas hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Tiled floor.



FIRST FLOOR -

STAIRS/LANDING

Stairs from living/dining room to small first floor landing. Window to rear aspect with outlook over the garden. Door to large airing cupboard housing wall mounted gas boiler and shelving. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

Good sized bedroom with window to front aspect. Radiator. Exposed timbers.

BEDROOM 2

Further good sized bedroom with window to front aspect. Radiator. Exposed timbers.

BATHROOM

Modern bathroom with window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and P'shape bath with glass shower screen and mixer shower. Tiled floor. Chrome ladder style radiator. Part tiled walls.

OUTSIDE -

FRONT

Generous sized level front garden with gravelled path leading through to the front door and deep borders stocked with an abundance of mature trees and shrubs, and central Wishing Well style pond. Outside tap.

REAR GARDEN

Further good sized garden set on three levels with central pathway and steps featuring; gravelled areas, beds and borders, plus a large paved patio area capturing the south/westerly sunshine.

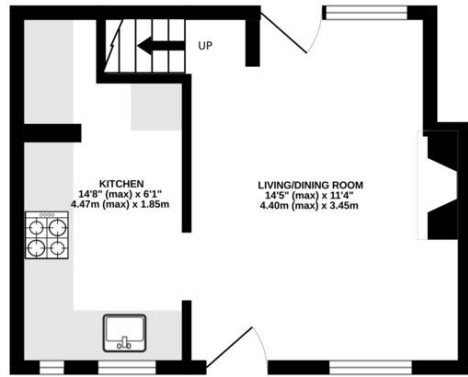
AGENTS NOTES:

The property is Freehold.

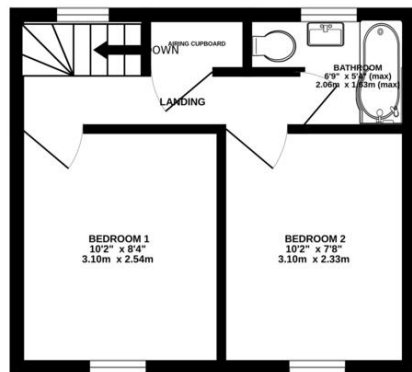
Council Tax Band: B - East Devon Council



GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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