



**4 THORNS COTTAGES  
GREENWAY  
WOODBURY  
NEAR EXETER  
EX5 1LR**



**£265,000 FREEHOLD**



An opportunity to acquire a characterful cottage occupying a delightful pedestrianised position within the heart of Woodbury providing great access to all local village amenities. Many character features including exposed ceiling beams and inglenook style fireplace with wood burning stove. Two bedrooms. First floor modern bathroom. Lounge/dining room. Modern kitchen. Gas central heating. Delightful front and rear gardens. No chain. Popular village location providing good access to Exmouth, Exeter and major link roads. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

A shared pathway leads to a private gate leading to the private garden. Pathway leads to the front door with access to:

### **LOUNGE/DINING ROOM**

14'8" (4.47m) x 11'8" (3.56m) maximum. A characterful room. Exposed fireplace with inset wood burning stove. Exposed wood flooring. Exposed ceiling beams. Storage cupboard and fitted shelf into alcove. Two radiators. Stairs leading to first floor. Glazed window to rear aspect with outlook over rear garden. Part glazed stable style door provides access and outlook to rear garden. Glass paned window to front aspect with outlook over front garden. Doorway opens to:

### **KITCHEN**

10'0" (3.05m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Belfast style sink unit with modern style mixer tap. Integrated fridge freezer. Tiled floor. Radiator. Exposed ceiling beams. Glass paned window to front aspect. Opening to:

### **UTILITY AREA**

6'6" (1.98m) x 4'6" (1.37m) maximum. Granite effect roll edge work surface with base cupboard. Plumbing and space for washing machine. Understairs recess. Exposed ceiling beams. Tiled floor. Larder cupboard.

### **FIRST FLOOR LANDING**

Access to roof space. Radiator. Deep airing/storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Window to rear aspect with outlook over rear garden. Wood panelled door leads to:

### **BEDROOM 1**

10'4" (3.15m) x 8'4" (2.54m). Radiator. Exposed timbers. Glass paned window to front aspect.

From first floor landing, wood panelled door leads to:

### **BEDROOM 2**

10'4" (3.15m) x 7'10" (2.39m). Radiator. Exposed timbers. Glass paned window to front aspect with outlook over front garden and neighbouring area including church tower.

From first floor landing, wood panelled door leads to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with fitted mains shower unit over, curved glass shower screen and tiled splashback. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Tiled floor. Heated ladder towel rail. Obscure glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an enclosed garden with various maturing shrubs, plants and trees. Dividing pathway leads to the front door. The rear garden is tiered on three levels mostly laid to decorative stone chippings and paving for ease of maintenance. Two wood stores. Maturing shrub bed. A right of way pathway for neighbouring properties is to the lower end of the garden.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Cob and stone

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (East Devon)

## DIRECTIONS

From Exeter M5 (J30) take the A376 signposted 'Exmouth'. At Clyst St Mary roundabout take the 3<sup>rd</sup> exit again onto the A376 towards Exmouth and continue on this dual carriageway until reaching Clyst St George roundabout and take the 1<sup>st</sup> exit left signposted 'Budleigh Salterton/Woodbury'. Continue on this road for approximately two miles until reaching the village of Woodbury. Turn left signposted 'The Arch' and continue into the village, passing the Malsters Arms public house, and Thorns Cottages will be found a short way along on the right hand side set back from the road.

## VIEWING

**Strictly by appointment with the Vendors Agents.**

## AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

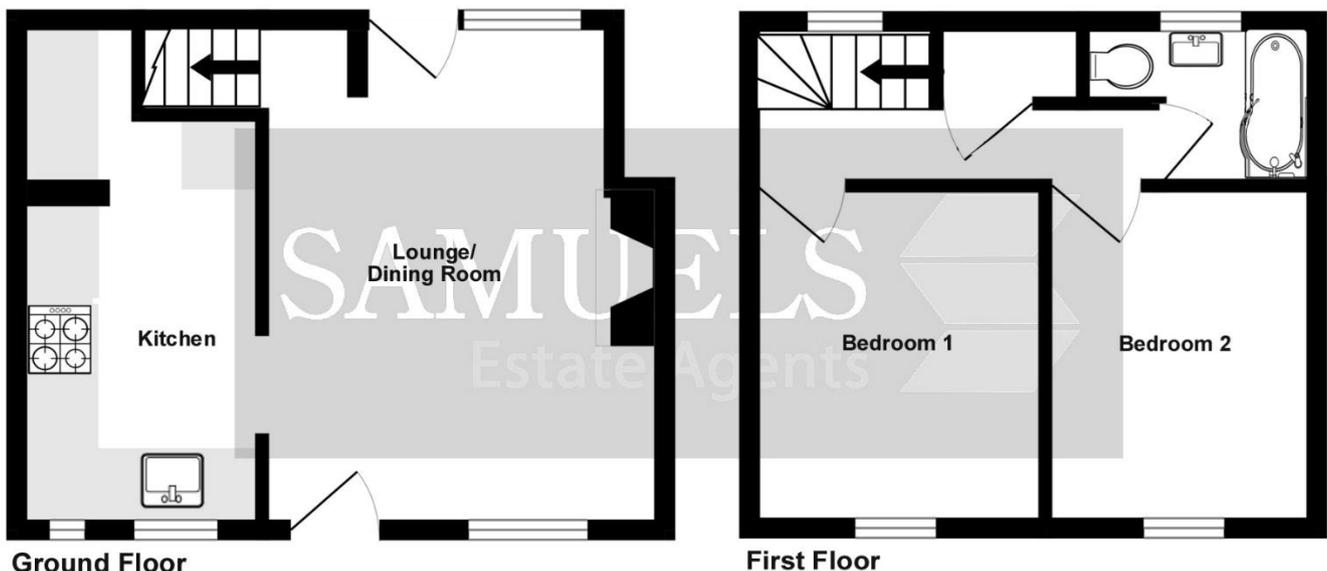
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## REFERENCE

**CDER/0925/9032/AV**



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |