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HERE TO GET *you* THERE



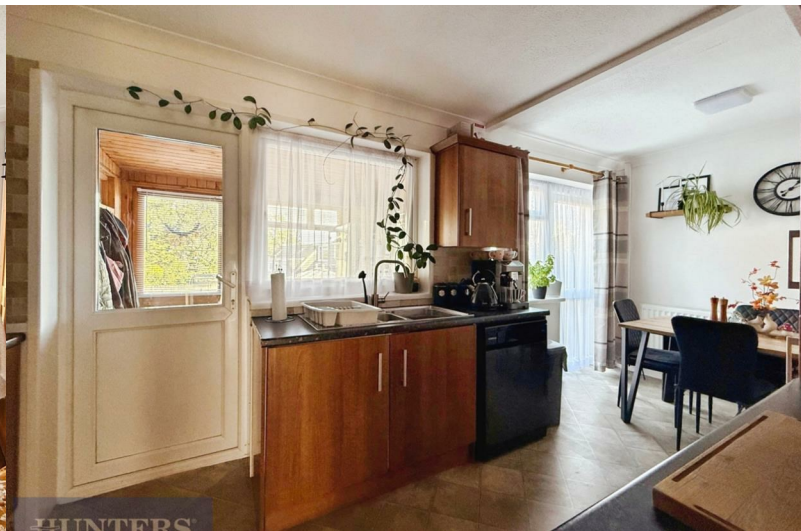
Woodbury View

Exeter, EX2 9JQ

Asking Price £325,000



Council Tax: C



35 Woodbury View

Exeter, EX2 9JQ

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Property description

Downstairs

Upon entering the property, you are welcomed by a useful entrance porch, providing a practical space before leading into the hallway, which gives access to the principal ground-floor accommodation.

The lounge is a comfortable and inviting reception room, ideal for relaxing and unwinding. Continuing through the property, you will find a well-presented kitchen/dining room, offering an excellent space for both everyday family living and entertaining. The kitchen/diner provides access to the useful utility area, which in turn offers convenient access to the rear garden.

Upstairs

Stairs lead to the first-floor landing, providing access to three bedrooms and the family bathroom.

There are two good-sized double bedrooms, with one positioned to the front of the property and the second to the rear. Both offer comfortable and versatile accommodation.

The third bedroom is a single room, ideal for use as a child's bedroom, home office or dressing room, depending on individual requirements.

Completing the first floor is the family bathroom, serving all three bedrooms.

Outside

To the rear, the property benefits from a good-sized garden arranged over several levels, creating an attractive outdoor space with plenty of potential for relaxing, gardening and entertaining. The garden is complemented by mature shrubs, adding greenery, character and a sense of established privacy. A rear gate provides access towards the garage, offering additional convenience.

To the front, there is a lawned garden bordered by mature shrubs, creating an attractive approach and adding to the property's kerb appeal.

The combination of versatile internal accommodation, a generous rear garden and the added benefit of a garage makes this a particularly appealing home for a range of buyers.

- Beautifully presented three-bedroom terraced home
- Popular residential location in St Thomas, Exeter
- Comfortable and inviting separate lounge
- Practical kitchen/diner, ideal for everyday living and entertaining
- Useful separate utility area
- Ideal for first-time buyers, growing families and professionals
- Good public transport connections, including Exeter St Thomas railway station
- Easy access to Exeter city centre and Marsh Barton
- Nearby schools and green spaces
- Convenient road links to the A30, A38 and M5

Tel: 01392 340130

A beautifully presented three-bedroom terraced home offering comfortable, versatile accommodation, a kitchen/diner, separate lounge, useful utility area and the added benefit of a garage. Ideally situated in the popular St Thomas area of Exeter, this appealing property is well suited to first-time buyers, families and professionals alike.

The property provides a welcoming home with a practical layout designed for modern living. The separate lounge offers a comfortable space in which to relax, while the kitchen/diner provides an ideal setting for everyday family life, entertaining and socialising. A separate utility area adds valuable practicality, helping to keep household tasks neatly organised.

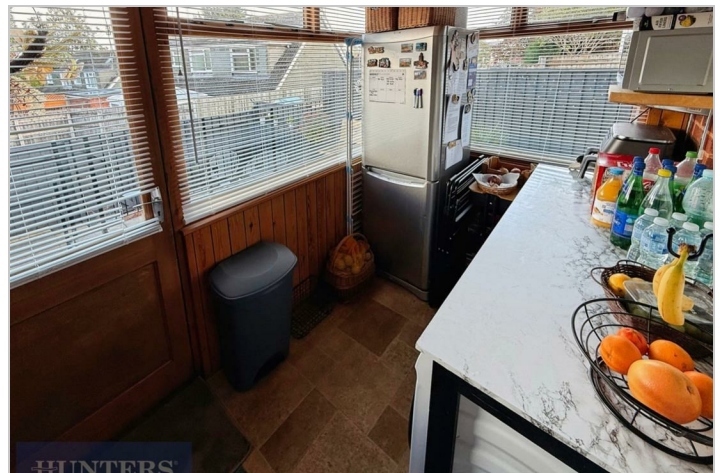
Upstairs, three bedrooms provide flexible accommodation for families, couples requiring a home office or those looking for additional space. The property also benefits from a family bathroom, while the garage offers useful storage and secure parking potential, subject to access and dimensions.

Situated within the established residential area of St Thomas, the property enjoys convenient access to local shops, supermarkets, schools, green spaces and public transport. Exeter city centre is readily accessible, offering an excellent selection of shopping, restaurants, cafés, leisure facilities and cultural attractions.

The location is particularly appealing for commuters, with Exeter St Thomas railway station nearby and convenient road connections towards the A30, A38 and M5 motorway network. The nearby Marsh Barton area also provides a range of employment, retail and commercial facilities.

Combining attractive presentation, three well-proportioned bedrooms, versatile living space and the valuable addition of a garage, this is a fantastic opportunity to acquire a home in a convenient and well-established Exeter location.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer



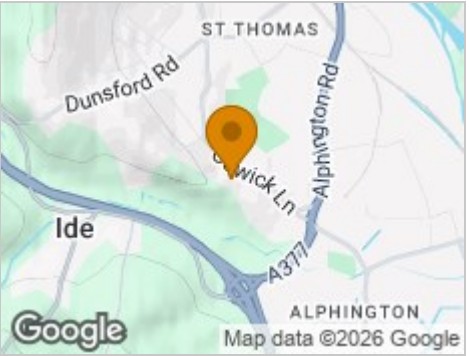
Road Map



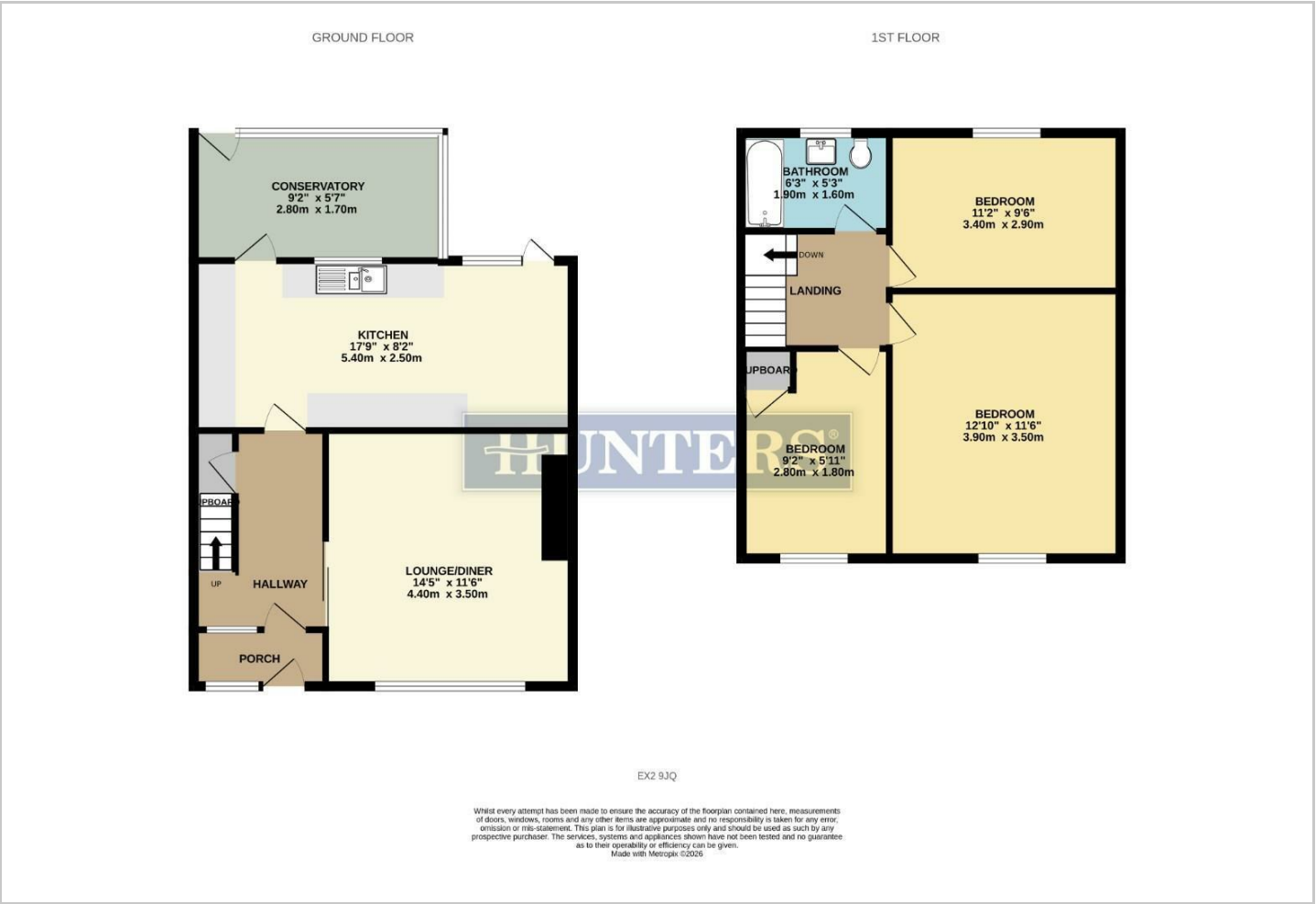
Hybrid Map



Terrain Map



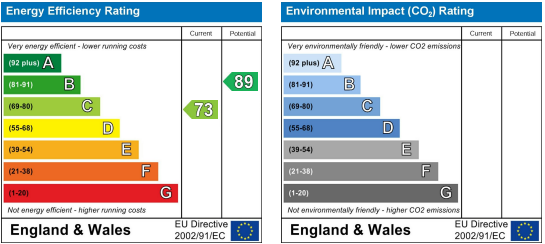
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.