

STAGS

Ty Gwyn

Ty Gwyn Town Lane

Woodbury, Exeter, Devon, EX5 1NH

M5 junction 30 (4.4 miles), Exeter city centre (8.8 miles), Topsham (4 miles)

A spacious and well presented detached family home located in this highly desirable East Deon village with driveway parking and a garage.

- 4 bedroom detached family home
- Three reception rooms
- Garage and driveway parking
- Decked terrace and under cover seating area
- EPC: D
- Short walk to village centre
- Impressive modern kitchen
- West facing garden
- Spacious accommodation of just under 2000 sqft
- Current council tax band F

Guide Price £700,000

SITUATION

The property is located on a quiet road a short walk in to the centre of the village. Woodbury is one of East Devon's most sought-after villages, with an excellent range of local facilities including a 15th century parish church, village school, shop, garage and two pubs. Darts Farm and Greendale Farm shops are a short drive, providing an excellent range of quality food shopping. Woodbury Park Golf and Leisure Club is 2 miles, whilst it is in easy reach of the popular beaches of Budleigh Salterton and Exmouth. Woodbury Common with acres of unspoilt land is to the North of the village.
The cathedral city of Exeter is an easy commute to the West and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.







ACCOMODATION

In the same ownership for many years, a very well presented 4 bedroom detached family home has been upgraded and extended over time to create a lovely spacious property. A storm porch leads into the entrance hall, with stairs rising to the first floor and doors leading to the principal reception rooms and kitchen.

A study overlooks the front garden, and there is a useful family room/snug featuring a bay window and a multi fuel stove, with built-in cupboards and shelving to either side. The sitting room has an open fireplace, with French doors opening onto the covered veranda and views over the rear garden.

The kitchen/breakfast room has been extended to create an impressive family room, fitted with a range of wall and base units, quartz work surfaces and an island, together with two NEFF electric ovens and a SMEG gas hob. The adjoining breakfast area provides space for a family table, with French doors opening onto the garden. A useful utility room provides further storage, a second sink and space for appliances.

Leading off is a dining room enjoying views over the rear garden and benefits from a Velux roof window, with a concealed door leading to the utility room. Completing the ground floor is a cloakroom fitted with a vanity wash basin and WC.

On the first floor the landing gives access to four bedrooms and the family bathroom. The principal bedroom enjoys far-reaching views over the rear garden towards Haldon Hill and the Exe Estuary, together with floor-to-ceiling fitted wardrobes and an en-suite shower room comprising a WC, wash basin and shower cubicle. Bedroom two overlooks the front and has a built-in wardrobe, whilst bedroom three enjoys attractive views over the rear garden towards Haldon Hill and the Exe Estuary. Bedroom four is a further well-proportioned room overlooking the front garden, with a built-in wardrobe. The family bathroom is newly fitted with a bath with mixer shower, separate shower cubicle, wash basin and WC, complemented by floor-to-ceiling tiling.

OUTSIDE

To the front of the house is a paved driveway providing off road parking for a number of cars and leading to an attached garage with electric door, power and light.

To the rear the garden has a Westerly aspect with a decked terrace extending across the rear of the property, overlooking two tiered circular lawns, with attractively planted borders and beds containing a variety of flowering plants and shrubs. To the rear of the sitting room, a paved patio sits beneath a covered veranda, providing an excellent sheltered and private seating area. A pathway runs along the side of the garden to the lower lawn and garden shed.

UTILITIES

Utilities: Mains water, electricity and drainage

Heating: Gas central heating. Boiler installed in 2024. Electric underfloor heating in kitchen, utility room and bathroom. Dry system. Working fire in front family room. Working multi fuel wood burner in the main living room.

Tenure: Freehold

Current council tax band: F

Standard and superfast broadband available (Ofcom)

O2, Three, EE and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What three words: ///squad.dimes.decking

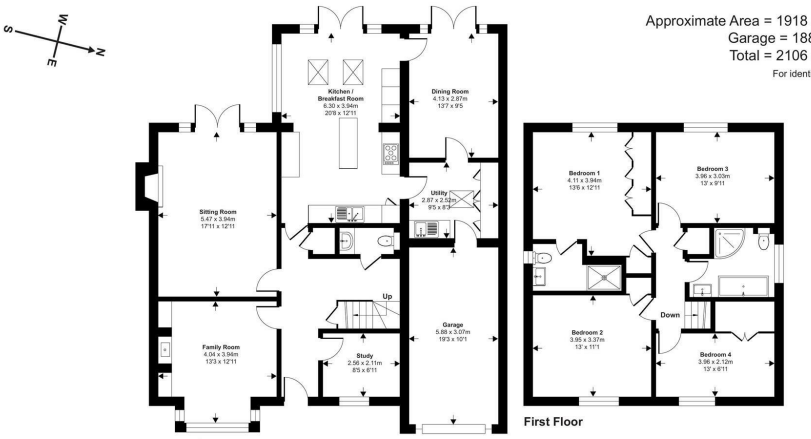


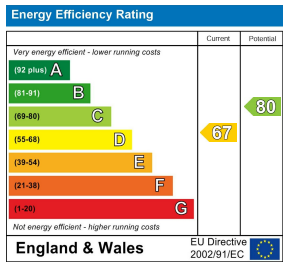




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