



East of 
ESTATE AGENTS

The Paddock
Woodbury OIEO £500,000

The Paddock

Woodbury OIEO £500,000

Situated in the sought-after village of Woodbury, this attractive detached bungalow offers spacious single-storey living with three bedrooms, including a principal bedroom with en-suite, a family shower room and a bright conservatory overlooking the gardens. Further benefits include a garage, driveway parking and beautifully maintained gardens, ideal for relaxing and entertaining.

Detached bungalow | Three bedrooms | Principal bedroom with en-suite | Family shower room | Spacious sitting room | Well-appointed kitchen | Conservatory overlooking the garden | Lovely gardens | Garage and driveway parking | Excellent village location

DESCRIPTION

Occupying an enviable position within the highly regarded village of Woodbury, Horse Shoes is an attractive detached bungalow offering beautifully balanced accommodation, thoughtfully arranged to provide comfortable and versatile single-storey living.

The welcoming reception hall leads to a generous sitting room, creating an ideal space for both everyday living and entertaining. The kitchen is well-appointed and complemented by a delightful conservatory, which enjoys an attractive outlook over the gardens and provides a tranquil setting in which to relax throughout the seasons.

The property offers three well-proportioned bedrooms, including a principal bedroom benefiting from en-suite facilities, together with a stylish family shower room. The accommodation is light-filled and well-presented throughout, combining practicality with a warm and inviting atmosphere.

Externally, the property is enhanced by beautifully maintained gardens, providing an attractive backdrop and a variety of spaces for al fresco dining, entertaining and quiet enjoyment. A garage and driveway parking further complement the property's appeal.



Horse Shoes represents a rare opportunity to acquire a charming and well-appointed village home, perfectly positioned to enjoy the excellent amenities, strong community spirit and picturesque surroundings for which Woodbury is renowned.

LOCATION

The property is perfectly situated within the popular and historic village of Woodbury, known for its strong community atmosphere and excellent local amenities. Within a short walk, residents can enjoy traditional village pubs, highly regarded primary school, and a variety of sports facilities. For those looking to venture further, the location provides superb access to both the city of Exeter and the coastal town of Exmouth. Exeter, with its stunning cathedral and historic quayside, offers a wide range of cultural attractions, dining, and shopping opportunities. In the other direction, Exmouth boasts two miles of golden sandy beach, marking the gateway to the Jurassic Coast. The area is a haven for outdoor enthusiasts, with the Exe Estuary Trail providing a scenic route for walkers and cyclists. A short drive away, the estuary town of Topsham and the renowned Darts Farm Village offer further opportunities for local shopping, artisan foods, and dining.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: East Devon District Council

Parking: Private driveway

Garden: Front & rear garden space

Electricity: Mains

Gas: Mains

Heating: Gas

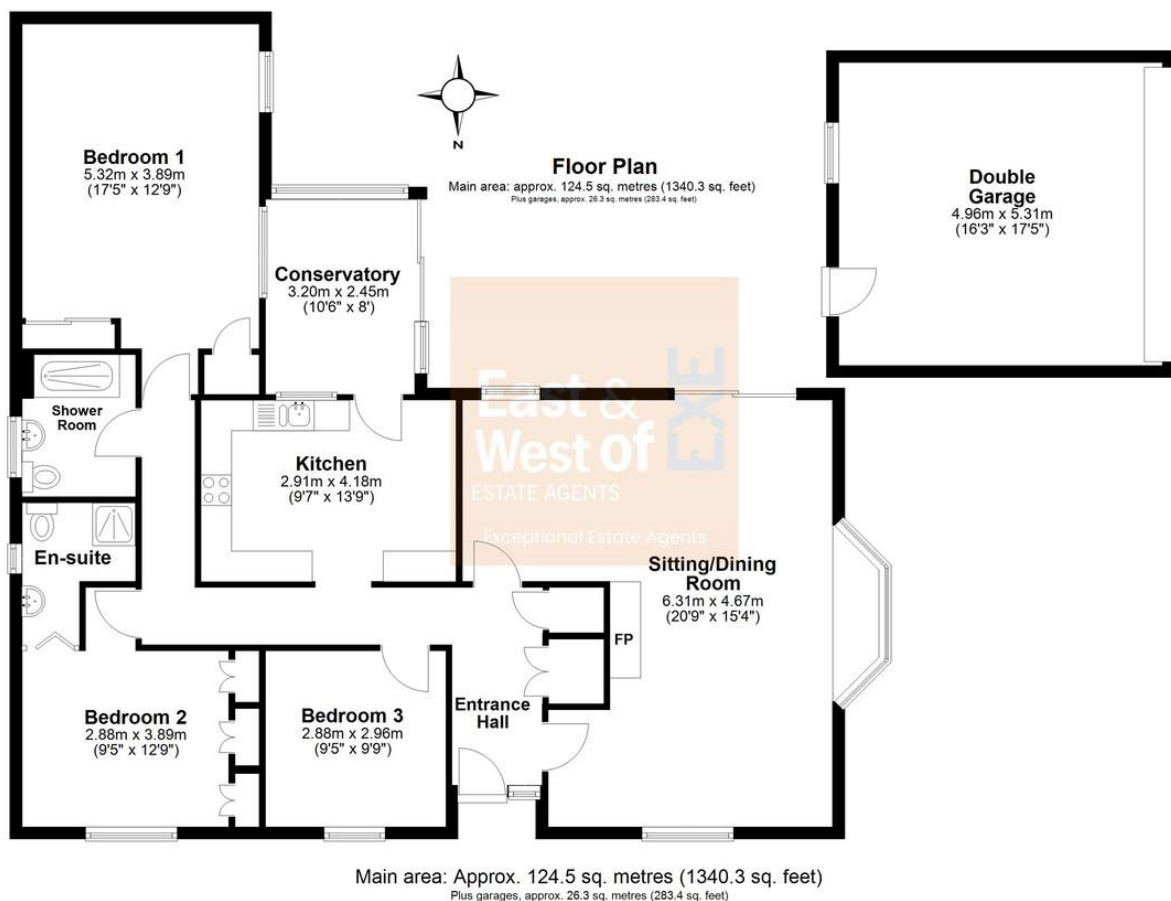
Water supply: Mains

Sewerage: Mains

Broadband: Fibre To The Cabinet With up to 76mbps download and 15mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE & 3.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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

Registered in England no. 07121967