



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 70 C    | 82 B      |

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26 Long Park, Woodbury, Exeter, EX5  
1JB

GUIDE PRICE  
**£410,000**  
TENURE Freehold



**A Beautifully Presented And Significantly Extended Semi Detached Bungalow Enjoying A Sought After Village Setting With Parking, Large Garage/Workshop And Attractive Sunny Aspect Rear Garden**

Extended And Re-Modelled Accommodation \* Entrance Porch And Reception Hall  
Spacious Kitchen/Dining Room \* Living Room Leading Through To Sun Lounge \* Three  
Bedrooms \* En-Suite Shower Room/Wc \* Main Shower Room/Wc \* Gas Central Heating  
Double Glazed Windows \* Viewing Recommended

**26 Long Park, Woodbury, Exeter, EX5 1JB**

**LOCATION:** The village of Woodbury remains one of East Devon's most highly sought-after locations offering excellent amenities including public houses, post office and general store, church, doctor surgery. There is an excellent primary school close by and a frequent bus service, all combining to create a thriving community. Woodbury is also close to the major routes including the M5 motorway and Exeter airport.

**THE ACCOMMODATION COMPRISES:** uPVC front door with pattern window inset and matching window side screen, outside courtesy light, giving access to:

**ENTRANCE HALL:** Radiator, coats cupboard, inner glazed panel door to:

**RECEPTION HALL:** Two radiators, thermostat control for central heating, access to roof space, linen cupboard housing Worcester gas boiler for hot water and central heating, doors giving access to all rooms.

**KITCHEN/DINING ROOM:** 5.08m x 3.38m (16'8" x 11'1") A most spacious and extended room fitted with wood-effect work surfaces with tiled surrounds, cupboards, drawer units, integrated dishwasher and integrated washing machine beneath working surfaces, inset single drainer one and a half bowl sink unit, inset four ring gas hob with chimney style extractor hood over with light, built-in oven and grill with cupboards above and below, integrated fridge, wall mounted cupboards incorporating glass fronted display cabinets with display light, recessed ceiling spotlighting, radiator, uPVC double glazed window to front aspect.

**LIVING ROOM:** 4.24m x 3.33m (13'11" x 10'11") Fire surround housing living flame-effect electric fire, TV point, radiator, opening through to:

**SUN LOUNGE:** 3.1m x 3m (10'2" x 9'10") Radiator, wall lighting, uPVC double glazed windows overlooking the gardens, double glazed double doors opening onto the garden.

**BEDROOM 1:** 3.61m x 3.05m (11'10" x 10'0") Two built in wardrobes with clothes rail and shelving, radiator, uPVC double glazed window to front aspect.

**EN-SUITE SHOWER ROOM/WC:** 3m x 1.6m (9'10" x 5'3") maximum overall measurement. Fitted with shower cubicle with shower splash screen door, shower unit, wash hand basin set in display surface with cupboards beneath, WC with concealed cistern and push button flush, chrome heated towel rail, attractive fully tiled walls, ceiling spotlighting, extractor fan, uPVC double glazed window with patterned glass.

**BEDROOM 2:** 3m x 2.87m (9'10" x 9'5") uPVC double glazed window overlooking the rear garden, radiator.

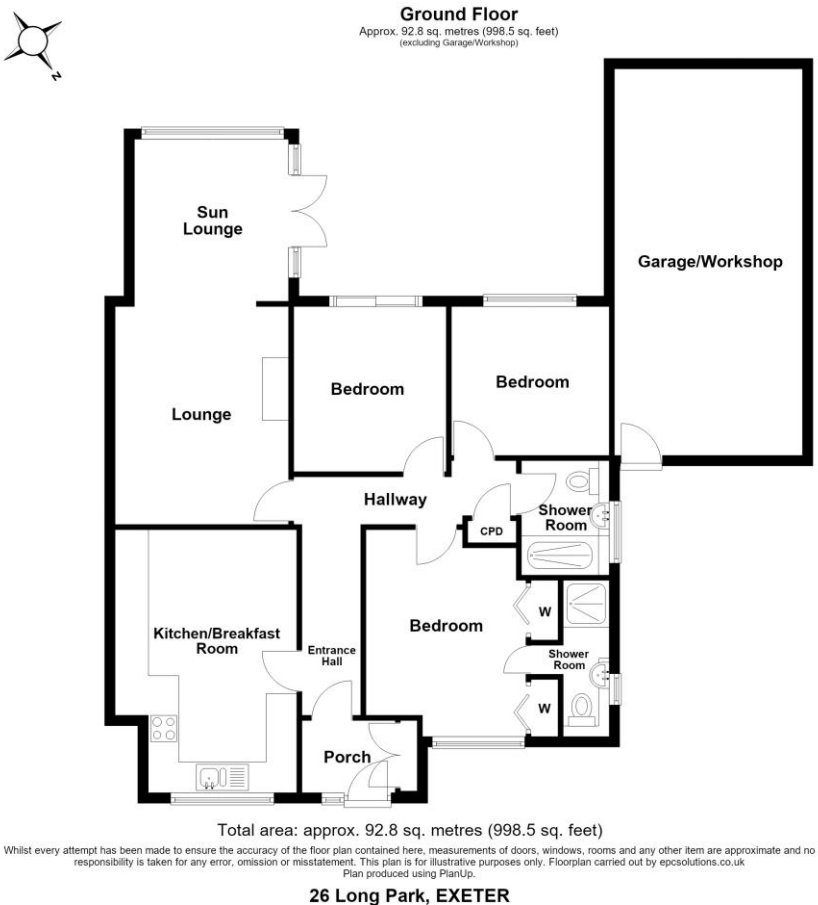
**BEDROOM 3/DINING ROOM:** 3.17m x 2.92m (10'5" x 9'7") A versatile room with sliding double glazed patio doors opening onto the rear garden, radiator.

**SHOWER ROOM/WC:** 2.21m x 1.68m (7'3" x 5'6") Fitted with oversized shower tray with sliding shower splash screen doors, shower unit, wash hand basin set in display surface with cupboard, WC with concealed cistern beneath, radiator, fully tiled walls, ceiling extractor fan, recessed ceiling lighting spotlighting, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a lawned garden with flower beds and borders. The driveway provides off road parking, leading to the GARAGE/WORKSHOP. Pathway gives access to the bungalow. The rear garden is a wonderful feature of the property offering a sunny aspect and high degree of privacy and seclusion with patio sun terrace and decorative stone seating areas, ideal for outside entertaining, lawned garden edged with flower and shrub beds. Outside cold water tap, outside power socket.

**GARAGE/WORSHOP:** 24' x 11'9 Access via up and over door plus pedestrian uPVC door, power and light connected, space for tumble dryer, double glazed window and door, giving access to through to the rear garden.

**FLOOR PLAN:**



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.