"A Business Built Upon Recommendations!"









27 Woodlands Way, Clyst St Mary, EX5 1QL

Offers in the region of £129,950

** SIMILAR PROPERTIES REQUIRED ON FULLY RESIDENTIAL SITES !! ** SOLD AND SUCCESSFULLY COMPLETED TODAY ON OUR SUNDAY SERVICE "27 WOODLANDS WAY, THE CAT AND FIDDLE RESIDENTIAL PARK, CLYST ST MARY, EXETER DEVON ** CONGRATULATIONS AND WELL DONE TO BOTH OUR CLIENT THE SELLERS AND THE NEW OWNERS YOU HAVE BEEN AN ABSOLUTE PLEASURE TO SERVE WE WISH YOU MANY HAPPY TIMES IN YOUR LOVELY PURCHASE (01395) 720022 www.zoopla.co.uk www.primelocation.com www.sarah-dunn.co.uk FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCOS EXPRESS . We serve and work for the current private owners and market the property on their behalf ** SEVEN DAYS A WEEK **"WOODLANDS WAY, CLYST ST MARY" OFFERS IN THE REGION OF £129,950 **

GENERAL DESCRIPTION




** NEW TO THE MARKET THIS AFTERNOON WITH SARAH DUNN & CO RESIDENTIAL (LTD) “WOODLANDS WAY, CLYST ST MARY” OFFERS IN THE REGION OF £129,950 ** Ideally located in this peaceful area amongst similar properties within this tranquil location within easy reach of the M5 motorway and Exeter airport ** the property also enjoys ease of access to several beaches and seaside towns to include Sidmouth, Budleigh Salterton and Exmouth ** Fully residential ** Well maintained and presented with a replacement gas fired boiler ** UPVC replacement leaded light double glazed windows ** Well proportioned accommodation to include a Reception hall/Dining room ** Large lounge ** Fitted kitchen with built in appliances ** Two double bedrooms ** refitted family bathroom ** A lovely plot with areas to the front both sides and rear ** NO CHAIN ** EARLY VACANT POSSESSION AVAILABLE ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK Find our offices on the main Budleigh Salterton High Street next door to Tescos express ** (01395) 720022 sarah@sarah-dunn.co.uk **

FULL RESIDENTIAL LEASE

This is a residential property so is available to live in on a permanent basis although this property is not suitable to raise a mortgage. All references to mortgages and repayments on the www.zoopla.co.uk site is their advertising and not connected to this property.

CLYST ST MARY LOCATION

Situated in this quiet established area amongst similar properties surrounded by Woodland. Clyst St Mary is ideally located within a short drive of the popular seaside Towns of Exmouth, Budleigh Salterton and Sidmouth. The Cathedral City of Exeter and the M5 are within easy distance as Exeter Airport.

GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON



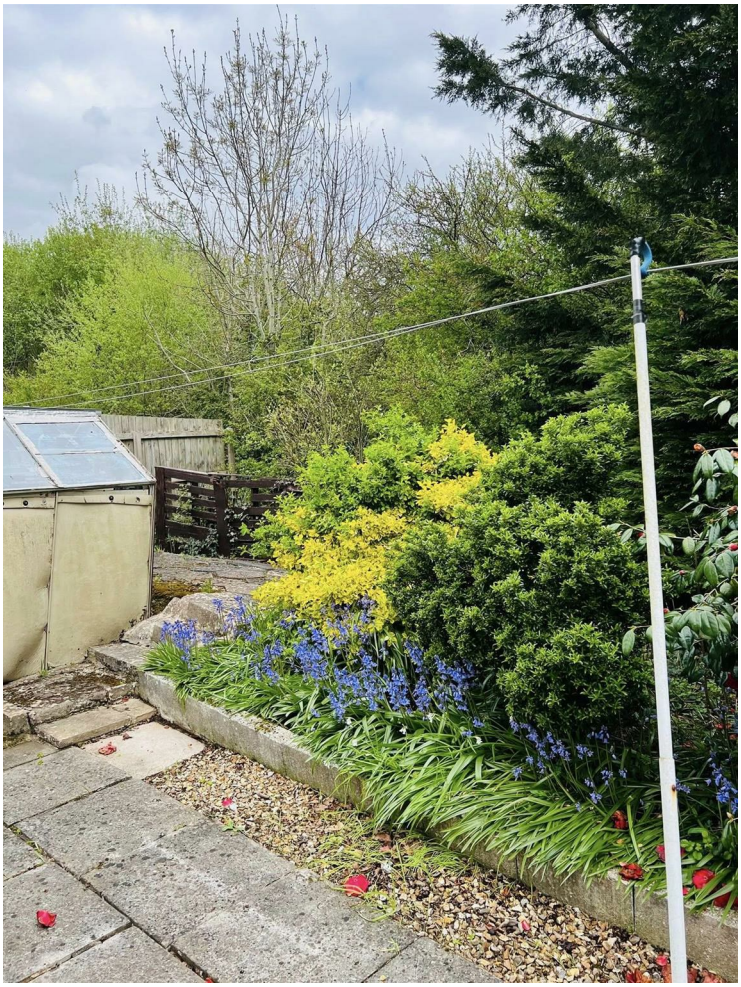


The Cat & Fiddle, CLYST ST MARY is set in an easily accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

CUSHIONED BY GARDENS TO FOUR SIDES



QUIET LOCATION SURROUNDED BY WOODLAND



RECEPTION HALL/DINING ROOM

8'6" x 9'10" (2.6 x 3.0)



LOUNGE
19'0" x 11'5" (5.8 x 3.5)



LOUNGE



LOUNGE



LOUNGE




KITCHEN

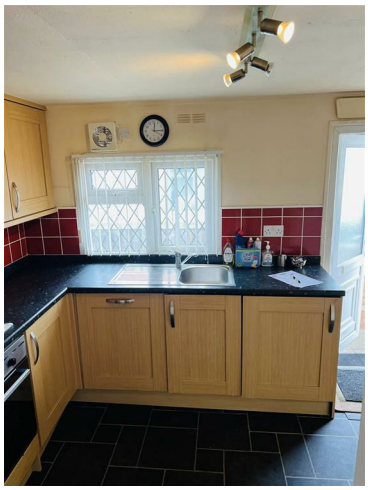
13'1" x 9'2" (4.0 x 2.8)




KITCHEN




KITCHEN

KITCHEN





KITCHEN



HALLWAY



BEDROOM 1



BEDROOM 1

9'6" x 9'10" (2.9 x 3.0)





BEDROOM 1



BEDROOM 2
10'9" x 9'6" (3.3 x 2.9)

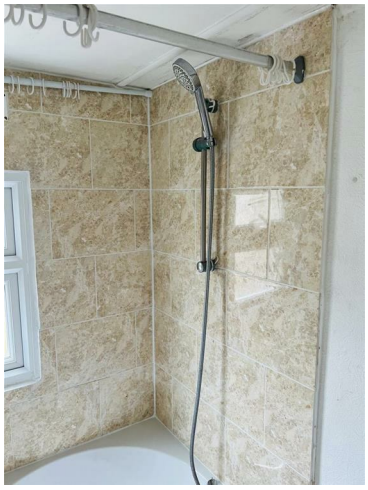


BEDROOM 2



BATHROOM
6'6" x 5'6" (2.0 x 1.7)





BATHROOM







LEASE AND MANAGEMENT COSTS ETC

The property is rated on a COUNCIL TAX BANDING A. The ground rent is approximately £202.64 per month including sewerage but not water. Reviewed annually. EPC rating - Exempt.

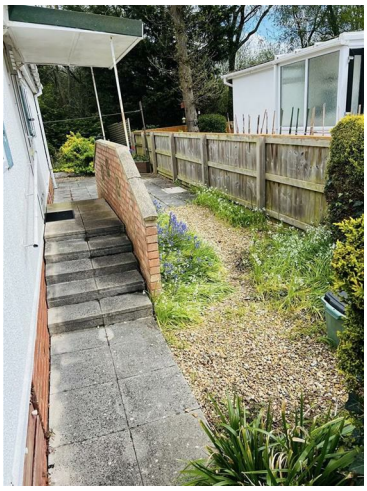
OUTSIDE





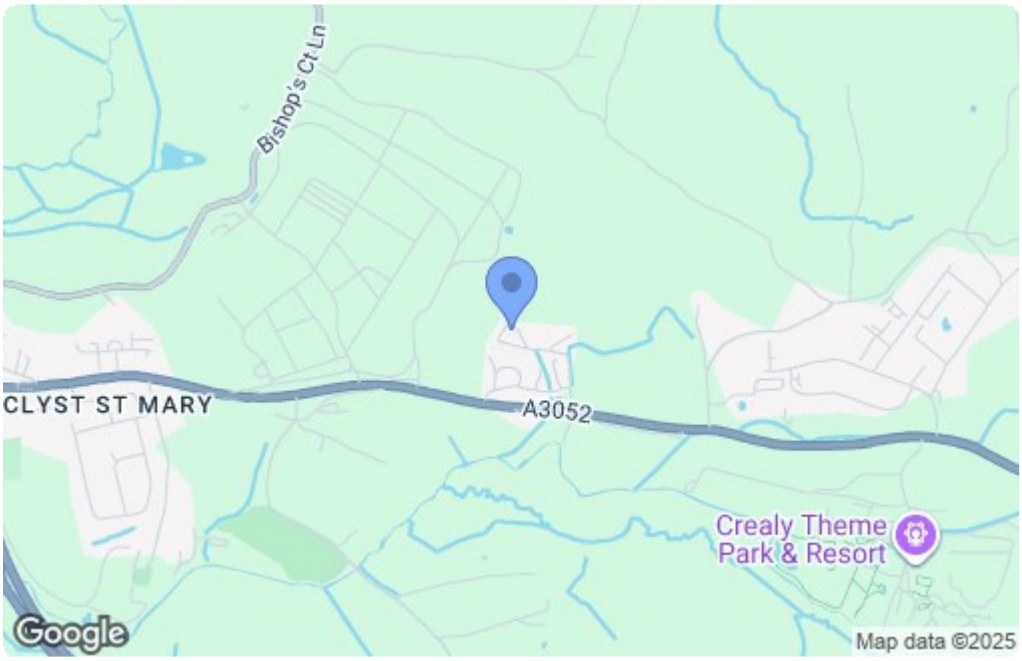
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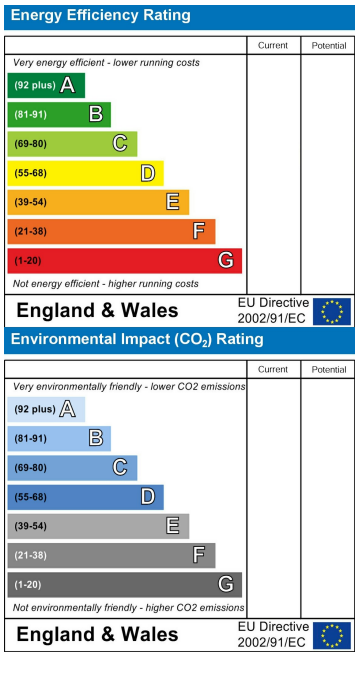




OUTSIDE







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