



Luscombe Maye
Estate Agents



5 Woodhay Terrace

South Brent

TQ10 9BL

Price £225,000

Spacious and Attractive Victorian 2 Bedroom Terraced House with Original Features, Front and Rear Gardens and Situated Close to the Centre of this Popular Village.

- Two Double Bedrooms
- Sitting/Dining Room
- Kitchen with Rayburn
- Front and Rear Gardens
- Sun Room



Full Description

DESCRIPTION

5 Woodhaye Terrace is a spacious and appealing Victorian terraced house offering generously proportioned two bedroom accommodation with numerous original features. The spacious Sitting/Dining room has an attractive brick fireplace with wood burning stove and the kitchen is fitted with a traditional Rayburn cooking range that also provides central heating and hot water. The long rear garden is a delightful feature and offers further potential for a summer house and landscaping. It is considered that there is potential for an attic/loft conversion, subject to necessary consents. To conclude, 5 Woodhaye Terrace provides an excellent opportunity to purchase an older style and comfortable village house with character in this most sought after and accessible community within the beautiful Dartmoor National Park.

ACCOMMODATION

UPVC part glazed door to

SITTING/DINING ROOM

Attractive bright open plan style with front aspect window, original feature brick fireplace with multi-fuel stove on slate hearth, fitted side shelves. Dining area with exposed brick fireplace (currently not working) and used for log storage, understairs storage area. Oak laminate flooring. Door to

KITCHEN

Rear and side aspect window. Painted kitchen units with beech block work surfaces, sink unit, gas cooker point and appliance space. Fitted Rayburn Royal range supplying central heating and hot water, plumbing for washing machine. Half glazed door to outside. Stairs from sitting/dining room to first floor landing with doors to:

BEDROOM ONE

Front aspect window enjoying views to Ugborough Beacon, Pine fireplace surround (sealed) and built-in pine side wardrobes, radiator

BEDROOM TWO

Rear aspect window, built-in wardrobe/storage cupboard

BATHROOM

Part tiled and fitted with white suite comprising of panelled bath with electric shower unit above, pedestal wash basin, WC, airing cupboard with hot water cylinder, radiator.

OUTSIDE

To the front of the property steps lead up to a raised garden with small lawn, shrubs and pathway to the front door. To the rear of the house is an attached sun room. The garden is enclosed by mature hedging, lawned area extensive decked seating area giving way to framed cultivated beds for vegetable and soft fruit growing. Greenhouse and large timber garden store. Rear gate.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

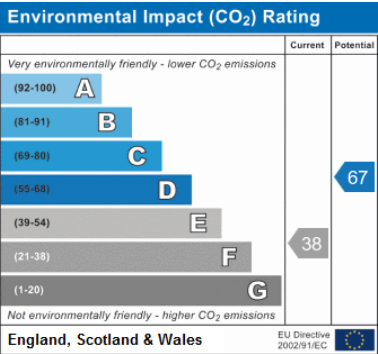
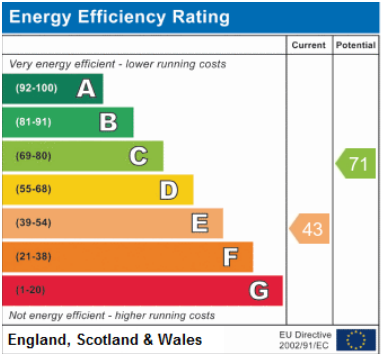
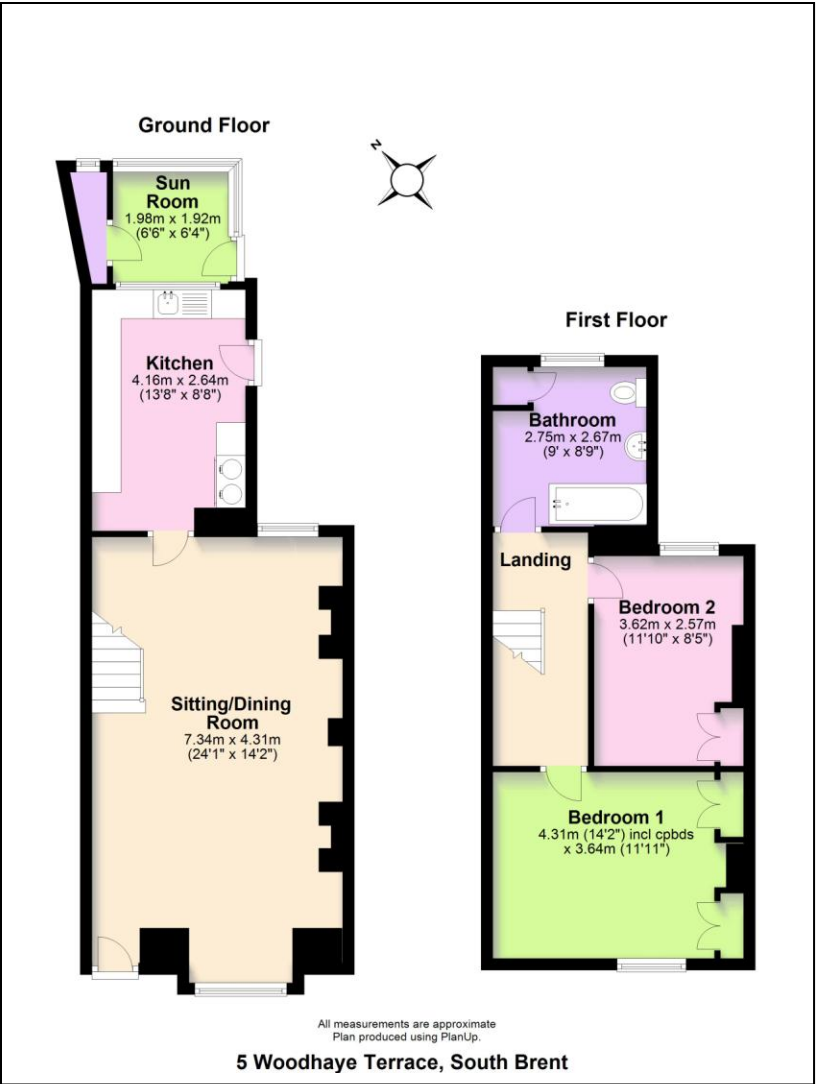
The property is Council Tax Band B and the amount payable for the year 2018/19 is £1418.75

LOCAL AUTHORITY

The administrative local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE Tel: 01803 861234

VIEWING

Strictly by appointment through Luscombe Maye South Brent Office. Opening hours Monday - Friday 9.00am - 5.30pm, Saturday 9.00am - 1.00pm. Bespoke appointments outside normal working hours can be arranged with adequate notice



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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