



Powderham Walk

Exminster £325,000

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Wonderful, light and spacious Grade II listed three/four bedroom town house, situated in the highly desirable Devington Park development in the village of Exminster offering good access to all village amenities, the coast, moors, and city of Exeter. The property features, a bright and airy living/dining room, modern fitted kitchen, further downstairs reception room/fourth bedroom, three good sized first floor bedrooms and modern bathroom. The property benefits from a large garden and allocated parking, plus the use of the communal grounds and fitness room.

Attractive double fronted town house | Three/Four Bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Modern bathroom | Good sized garden | Allocated parking and further visitors spaces | Use of all communal grounds and facilities | Good access to village amenities and city of Exeter

PROPERTY DETAILS:

Nestled within the highly sought-after Devington Park development, this beautifully presented Grade II listed townhouse offers a wonderful blend of character, space, and modern living. Situated in the picturesque village of Exminster, the property boasts excellent access to local amenities, the coast, the moors, and the vibrant city of Exeter.

Upon entering, you'll immediately appreciate the abundance of natural light, enhanced by tall windows and high ceilings. The spacious and airy living/dining room provides a perfect space for relaxation and entertaining, featuring French doors that open onto the private garden. The modern fitted kitchen is well-equipped for contemporary living, while a further reception room, which could easily serve as a fourth bedroom, completes the ground floor.



Upstairs, you'll find three generously sized bedrooms, all of which offer ample space and natural light. A modern family bathroom with contemporary fixtures serves these rooms, ensuring comfort and convenience.

This charming townhouse offers an exceptional opportunity to live in a peaceful village setting with excellent transport links, making it a perfect home for those seeking both tranquility and accessibility.

GARDEN AND GROUNDS

The front garden area is laid to gravel with a variety of plants and shrubs. The rear garden is mainly laid to lawn with a block paved patio area adjoining the rear of the property and step stone path leading to a rear access gate.

The development is surrounded by well maintained grounds and garden areas which residents can enjoy including a large pond with various seating areas.

LOCATION

The property is conveniently located for local village amenities including Tesco Express and Deli, Post Office, Health Centre, Primary School, Hairdressers, Beauticians, regular public transport and a challenging 9 hole golf course with club house and driving range. Nearby there are delightful countryside walks including the wonderful canal tow path walk which takes you down to the Turf Locks and estuary - perfect for cycling, running and walking. The cathedral city of Exeter is just 4 miles away and offers a host of larger stores and leisure facilities.

AGENTS NOTES:

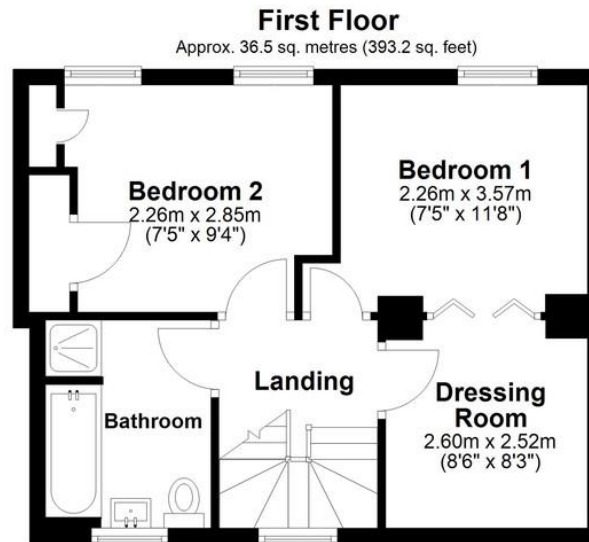
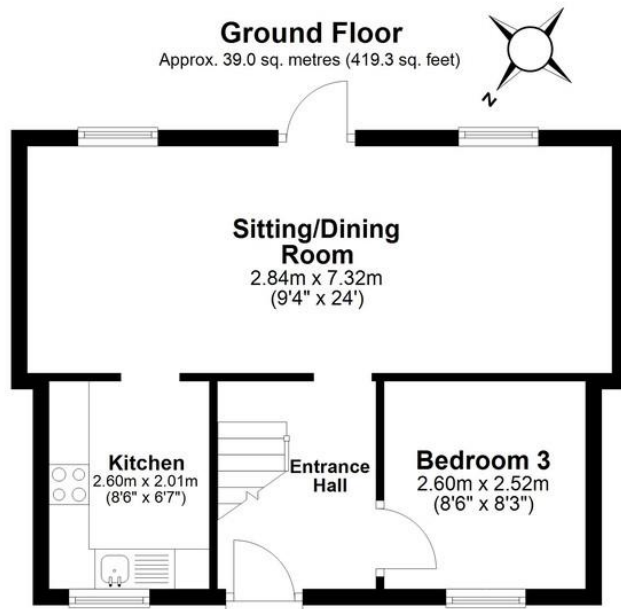
The property is leasehold - 999 years from year 2000 with 974 years remaining.

The annual ground rent is £125.00.

The service charge is £170.83 per month (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens, cleaning of communal areas, free fitness room, dryer room and bike store, maintenance repair and painting on the exterior of the property).

Council Tax Band : D - Teignbridge District Council





Total area: approx. 75.5 sq. metres (812.5 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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