



West of 

Woodbury Walk

Exminster

Offers in excess of £300,000



# Woodbury Walk

Exminster O.I.E.O. £300,000

Welcome to this wonderfully light and spacious three bedroom three-storey townhouse, nestled within the highly sought-after Devington Park development – a beautifully converted Grade II listed Victorian hospital set in lovely maintained grounds on the edge of the charming village of Exminster. This unique home offers the perfect blend of character with high ceilings and tall windows, with excellent access to village amenities, the city of Exeter, the coast, and Dartmoor National Park.

Attractive three storey town house | Three good sized bedrooms | Light and spacious kitchen/dining room | Modern fitted kitchen | Downstair cloakroom | Bright triple aspect living room | Master bedroom with en-suite | Modern bathroom | Front courtyard garden and further rear garden | Allocated parking space

## 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.

## DESCRIPTION

Step inside and you'll be greeted by impressive high ceilings and tall sash windows, filling the home with natural light and enhancing the sense of space throughout.

The ground floor features a welcoming kitchen/dining room, ideal for entertaining, and a handy cloakroom. On the first floor, enjoy a beautifully bright and spacious





living room, perfect for relaxing or hosting guests, plus the third bedroom. On the top floor are two further bedrooms including a master bedroom with en-suite and a family bathroom.

This exceptional home is offered chain free – ready for you to move in and enjoy the lifestyle Devington Park has to offer.

### GARDEN AND GROUNDS

One of the unique features of Woodbury Walk is the properties benefit from an enclosed paved front courtyard garden area which captures the south and westerly sun and offers a good degree of privacy. 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 – perfect for al fresco dining or unwinding with a good book.

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

There is also a covered bike store area, additional drying room with industrial slot coin dryers available, plus a fitness room.

### PARKING

The property has an allocated parking space located in the residents car park in front of Woodbury Walk, with additional spaces and visitors spaces located around the development.

### 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 £975 per half year (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).

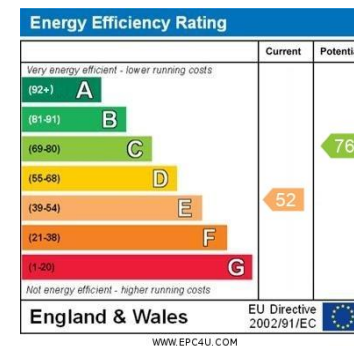
Council Tax Band : D - Teignbridge District Council





Total area: approx. 102.3 sq. metres (1101.5 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



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