



**Killerton Walk**  
Exminster      £325,000



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A spacious and versatile three/four-bedroom townhouse arranged over three floors, offering approximately 112 square meters of bright and airy living space, enhanced by high ceilings and tall sash windows. This attractive home includes three well-proportioned bedrooms, a ground floor study that can serve as a fourth bedroom, and a master bedroom complete with an en-suite. The property boasts a generous kitchen/dining room with a modern fitted kitchen, along with a large living room ideal for relaxing or entertaining. Outside, you'll find a level, enclosed private garden, as well as access to beautifully maintained communal grounds surrounding the development. Two allocated parking spaces are included—one located at the front and another at the rear of the property.

Large three story town house | Three/Four Bedrooms |  
Light and spacious kitchen/dining room | Modern fitted  
kitchen | Light and spacious living room | Ground floor  
study/fourth bedroom | Ground floor cloakroom | Master  
bedroom with en-suite | Enclosed private garden | Use of  
all communal grounds and facilities

## PROPERTY DETAILS:

### APPROACH

Front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Spacious entrance hallway high coved ceiling and stairs to first floor. Wood effect laminate flooring. Radiator. Door to understair storage cupboard. Door to high level loft storage cupboard. Coat hanging space. Doors to kitchen/dining room, study/fourth bedroom and cloakroom.

### CLOAKROOM

White suite comprising; low level w.c. and pedestal hand wash basin with tiled splashback. Radiator. Extractor fan. Coat hanging space.

### STUDY/FOURTH BEDROOM

8' 4" x 7' 3" (2.54m x 2.21m) Useful room offering a multitude of uses including a fourth bedroom. High coved ceiling and tall arch top sash window to front aspect. Radiator. Telephone point. Matching wood effect laminate flooring.

### KITCHEN/DINING ROOM

21' 4" x 11' 2" (6.5m x 3.4m) (max) A beautifully spacious room featuring a high coved ceiling and plenty of space for a large dining table. Modern Shaker-style kitchen with a range of base, wall, drawer and larder units in light blue finish. The design is complemented by a roll-edge worktop with tiled splashback and an inset stainless steel sink. Integrated appliances include an electric single oven, ceramic hob with extractor hood, fridge/freezer, washing machine, and dishwasher. The space is finished with matching wood-effect laminate flooring, a radiator, and an alcove with built-in shelving. A tall arched sash window provides a lovely view of the garden, alongside a glass panel door offering direct access to the garden.





## FIRST FLOOR

### STAIRS/LANDING

Stairs from the entrance hallway to a spacious first floor landing offering space for storage etc. High coved ceiling and tall arch top sash window to front aspect. Stairs to the second floor. Doors to the living room and bedroom 2.

### LIVING ROOM

21' 4" x 10' 7" (6.5m x 3.23m) (max) Wonderful living room space with high coved ceiling and picture rail. Two tall arch top sash windows to rear aspect with outlook over the gardens. Feature fireplace with ornate mantle, marble effect inset and hearth with fitted coal effect electric fire. TV and telephone points. Radiator.

### BEDROOM 3

9' 7" x 7' 8" (2.92m x 2.34m) Light and airy room with high coved ceiling and tall arch top sash window to front aspect. Radiator.

## SECOND FLOOR

### STAIRS/LANDING

Stairs from the first floor landing lead up to a further spacious second floor landing with doors to bedrooms and bathroom. Door to airing cupboard complete with gas combi boiler and shelving.

### BEDROOM 1

13' 1" x 10' 2" (3.99m x 3.1m) (max) Light and spacious master bedroom with high coved ceiling and tall arch top sash window to rear aspect with outlook over the gardens and grounds. Radiator. TV and telephone points. Door to high level loft storage cupboard. Door to en-suite.

### EN-SUITE

6' 5" x 5' 6" (1.96m x 1.68m) White suite comprising; low level w.c. and pedestal hand wash basin with mirror and feature lighting. Glass folding door to tiled shower enclosure with electric shower. Shaver point. Extractor fan. Recess spotlight.

### BEDROOM 2

10' 7" x 10' 0" (3.23m x 3.05m) (max) Further spacious double bedroom with high coved ceiling and tall arch top sash window to rear aspect. Radiator.

### BATHROOM

10' 4" x 5' 5" (3.15m x 1.65m) (max) White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Recess spotlights. Shaver point. Extractor fan. Radiator.

## OUTSIDE

### FRONT

Residents car parking area with allocated parking space for one vehicle and visitors spaces. Further allocated parking space located to the rear of the property.

### REAR GARDEN

Good sized level rear garden enclosed by hedgerow, featuring a block paved patio area adjoining the rear of the property leading onto a lawned garden with step stone path leading to a rear access gate.

### COMMUNAL FACILITIES

Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a small lake with a natural conservation area.

### AGENTS NOTES:

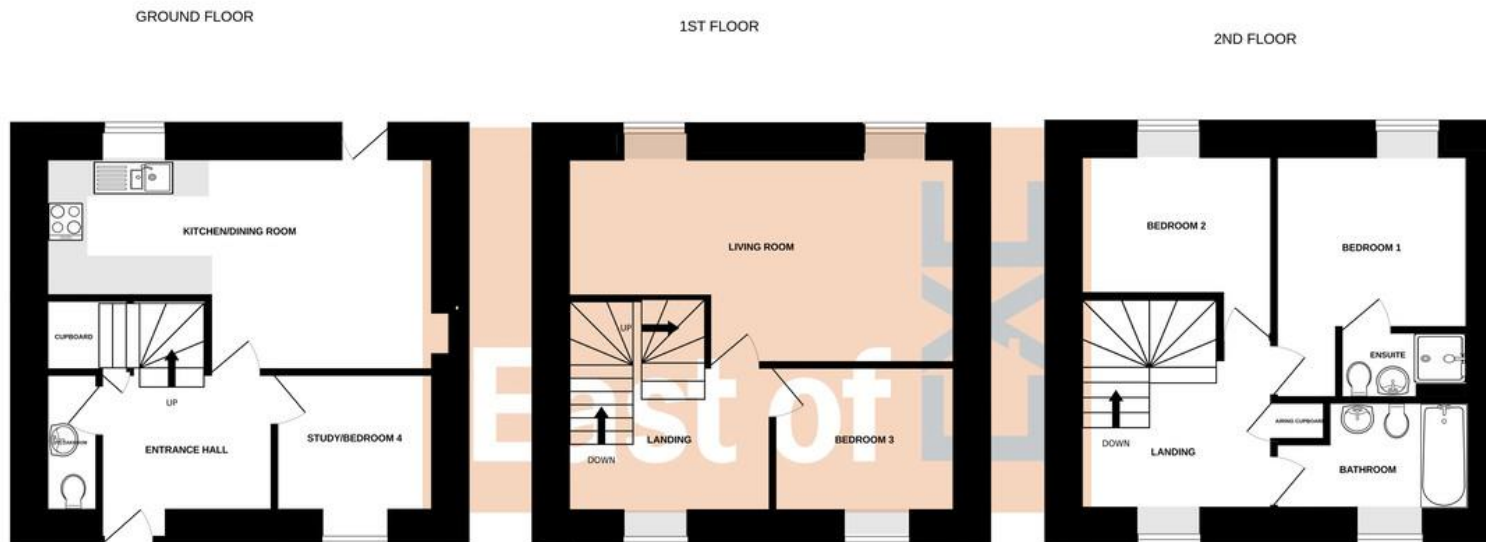
The property is leasehold - 999 years from year 2000 with 974 years remaining. The annual ground rent is £125.00.

The service charge is £984 per half year (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens - including private 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







Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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