



Woodbury Walk

Exminster

Offers in excess of £250,000

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Exminster O.I.E.O. £250,000

A beautifully presented and deceptively spacious three-bedroom townhouse, arranged over three floors in the highly sought-after Devington Park development in the popular village of Exminster. Featuring high ceilings and large windows, the property offers a bright and airy feel throughout. The accommodation includes an open-plan kitchen/dining/snug area, downstairs cloakroom, a generous living room, three well-proportioned bedrooms (master with en-suite), and a modern family bathroom. Outside, there is a charming courtyard garden to the front and a low-maintenance block-paved garden to the rear. Residents also benefit from access to well-maintained communal grounds and facilities, including a fitness room, drying room, and secure bike storage. An ideal first home or investment opportunity — early viewing is recommended.

Attractive three storey town house | Three bedrooms | Wonderful open plan living/dining/snug area | Downstair cloakroom | Spacious living room | Master bedroom with en-suite | Modern bathroom | Enclosed front courtyard garden and paved rear garden | Allocated parking for one plus additional visitors parking | Use of all communal grounds and facilities

PROPERTY DETAILS:

APPROACH

Front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling and stairs to first floor. Quality wood effect flooring. Radiator. Entry phone. Doors to cloakroom and kitchen/dining room.

CLOAKROOM

White suite comprising; low level w.c. and hand wash basin with tiled splashback. Extractor fan. Radiator. Matching quality wood effect laminate flooring.

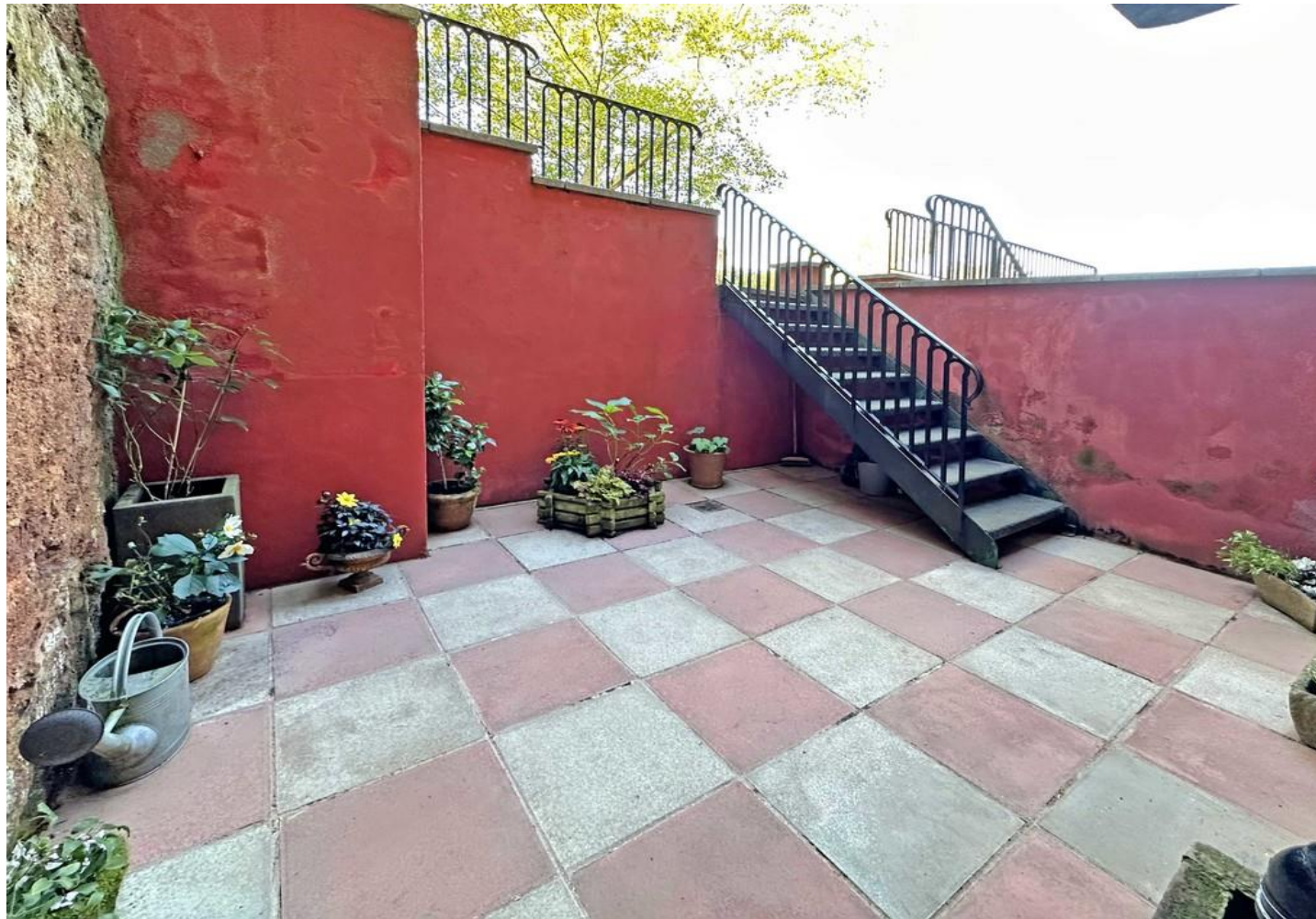
OPEN PLAN KITCHEN/DINING/SNUG

12' 6" x 19' 4" (3.81m x 5.89m) (narrowing to 9'0" (5.79m) Wonderful open plan L-shaped room with modern fitted kitchen, space for dining table and lovely snug area with arched ceiling. Window to front aspect and glass panel french door to rear garden. Fitted kitchen with range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral appliances featuring; electric double oven, gas hob with extractor over, fridge/freezer, dishwasher and washing machine. Concealed worktop lighting. Extractor fan. Recess spotlights. Matching quality wood effect laminate flooring. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Deep shelf on half landing. Radiator. High coved ceiling. Stairs to second floor. Doors to living room and bedroom 3.



LIVING ROOM

12' 9" x 9' 3" (3.89m x 2.82m) Light and spacious room with high coved ceiling and tall arch top window to rear aspect with wonderful views over the village towards the River Exe and beyond. Radiator. TV and telephone points.

BEDROOM 3

8' 6" x 6' 7" (2.59m x 2.01m) Good sized bedroom with tall sash style window to front aspect. Arched ceiling with picture rail. Radiator.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to second floor landing with high coved ceiling. Door to deep storage cupboard also housing wall mounted gas combi boiler, hanging rail and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

10' 2" x 9' 7" (3.1m x 2.92m) (max) Light and spacious master bedroom with high coved ceiling and tall arch top window to rear aspect offering wonderful far reaching views. Radiator. TV point. Door to en-suite.

EN-SUITE

White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and glass sliding doors to tiled shower enclosure. Shaver point. Extractor fan. Radiator. Recess spotlights.

BEDROOM 2

8' 6" x 6' 7" (2.59m x 2.01m) Good sized bedroom with high coved ceiling and tall sash style window to front aspect. Radiator.

BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and bath with tiled surround, with ornate mixer tap and shower head attachment. Radiator. Extractor fan. Shaver point. Recess spotlights.

OUTSIDE

FRONT GARDEN

Metal stairs with handrail lead down to a lovely enclosed paved courtyard garden.

REAR GARDEN

Block paved rear garden area enclosed by hedgerow and a rear access gate.

PARKING

Allocated parking space for one vehicle located to the front of the property, plus additional unmarked parking spaces and visitors spaces nearby.

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.

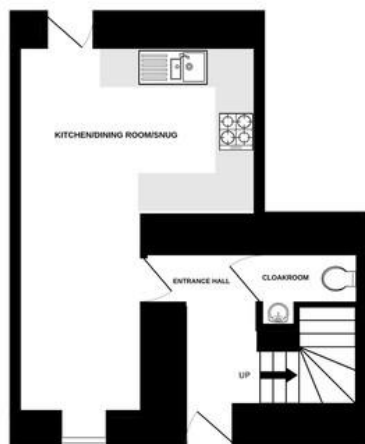
AGENTS NOTES:

The property is leasehold - 999 years from year 2000 with 975 years remaining. The annual ground rent is £294.60.

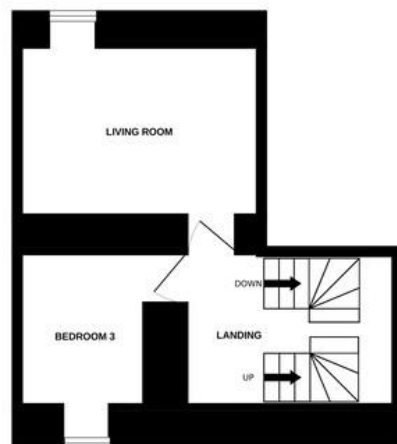
The service charge is £1050 per half year (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens, cleaning of communal areas, free fitness room, dryer room and bike store, maintenance repair and painting on the exterior of the property).
Council Tax Band : D - Teignbridge District Council



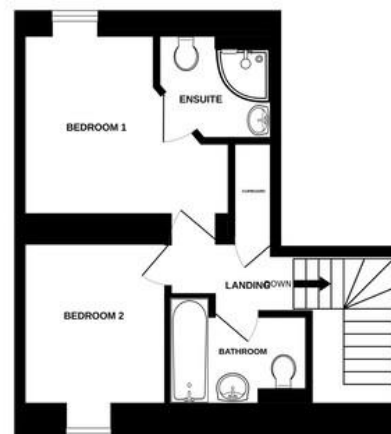
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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		

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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