



West of 

# Woodbury Walk

Exminster Offers in excess of £250,000

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Exminster O.I.E.O. £250,000

Discover this exceptional three-bedroom ground-floor garden apartment in the sought-after Devington Park, a beautifully converted Grade II listed Victorian hospital on the edge of Exminster. The property offers high ceilings, large windows, a bright and spacious layout, modern bathrooms, and a stylish kitchen. Enjoy a private garden, excellent transport links, and easy access to Exeter, the Quay, beaches, and scenic riverside walks—perfect for contemporary living.

Stunning ground floor apartment | Three bedrooms | Light and spacious triple aspect living/dining room | Modern fitted kitchen | Master bedroom with en-suite | Modern shower room | Lovely high ceilings and large windows | Private enclosed garden | Use of all communal grounds and amenities | Allocated parking space

## APPROACH

Communal front door to communal entrance hallway. Door to apartment 11 and entrance hallway. Door to external storage cupboard for apartment 11.

## ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling and quality engineered oak floor. Radiator. Telephone point. Entry phone. Doors to living room, bedrooms and shower room.

## LIVING/DINING ROOM

16' 3" x 14' 9" (4.95m x 4.5m) (max) Wonderful triple aspect room with two sash windows to side aspects with fitted secondary glazing; and french glass panel door to garden - all fitted with quality shutters. High ceiling and picture rail. Recess spotlights. TV and telephone points. Feature fireplace with polished stone effect mantle and hearth, with fitted electric pebble effect electric fire. Folding louvre doors to kitchen.

## KITCHEN

12' 2" x 5' 9" (3.71m x 1.75m) Modern Shaker Style fitted kitchen with excellent range of base, wall and drawer units in cream finish. Polished quartz worktop with matching upstand and inset ceramic sink with mixer tap, and carved drainer. Integral BOSCH electric oven and induction hob with extractor over. Integral fridge, freezer, dishwasher, washer/dryer and microwave. Recess spotlights. Quality engineered oak floor.



### BEDROOM 1

15' 7" x 10' 3" (4.75m x 3.12m) (max to back of wardrobes, plus door recess) Superb light and spacious double aspect master bedroom with sash windows to front and side aspect, and fitted with secondary glazing. Two radiators. Triple sliding doors to built-in quality wardrobe complete with hanging rail and shelving. TV point. Door to en-suite.

### EN-SUITE

Modern en-suite with attractive part tiled walls. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass door to tiled shower enclosure with electric shower over. Tiled floor. Chrome ladder style radiator. Shaver point. Extract fan.

### BEDROOM 2

13' 0" x 8' 1" (3.96m x 2.46m) Further spacious double bedroom with high coved ceiling and sash window to side aspect with fitted secondary glazing. Radiator. Range of quality fitted wardrobes complete with hanging rails and shelving.

### BEDROOM 3/MULTI-USE ROOM

9' 8" x 6' 4" (2.95m x 1.93m) Useful room currently used as formal dining room but offers a multitude of uses including third bedroom, office etc with high coved ceiling and sash window to rear aspect with fitted secondary glazing and quality shutters. Feature arched alcove with fitted shelving.

### SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m) Attractive shower room with quality high polished tiled floor and walls. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under; and large walk-in shower enclosure with glass screen and mixer shower with fitted shower head and additional handset. Extractor fan. Recess spotlights. High coved ceiling. Shaver point. Chrome ladder style radiator.

### OUTSIDE

#### FRONT

Steps lead down to a small pretty communal paved courtyard garden area and offering space for small bistro table and chairs.

#### 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 to rear access gate.

### PARKING

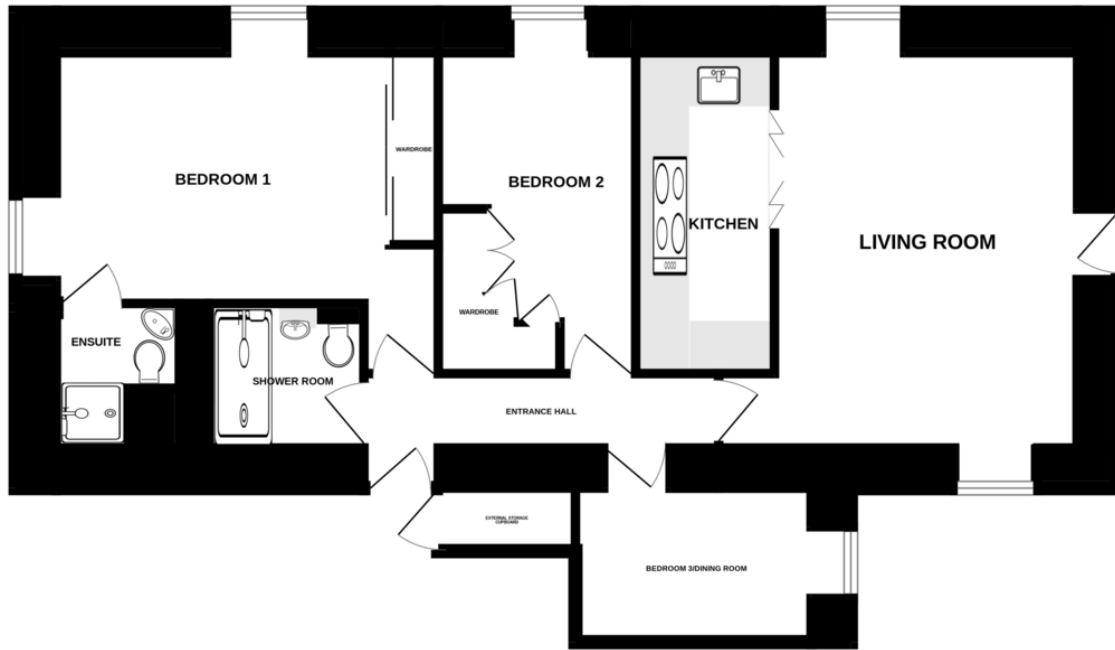
Allocated parking space located in residents parking area to front of property with further visitors spaces.

### COMMUNAL FACILITIES

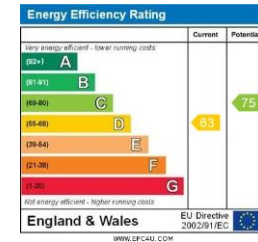
Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a small lake with a natural conservation area.



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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