



**Connells**

Woodbury Walk  
Exminster Exeter



## Property Description

*Situated within the highly regarded Devington Park development on Woodbury Walk, this beautifully presented Grade 2\* Listed ground floor apartment offers generous and versatile accommodation, ideal for professionals, downsizers or those seeking a peaceful village setting within easy reach of Exeter.*

*The property opens into a welcoming entrance hall providing access to all principal rooms. The spacious living room is flooded with natural light and enjoys a pleasant outlook over the private garden, with a door opening directly onto the lawned outdoor space. An open archway leads into the modern fully fitted kitchen, which offers an excellent range of wall and base units, generous worktop space and room for a selection of appliances.*

*The apartment offers three well-proportioned bedrooms.*

*The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The third bedroom offers excellent flexibility and would make an ideal home office, study or guest bedroom.*

*Outside, the property enjoys the rare benefit of a private enclosed garden area, mainly laid to lawn and bordered by mature hedging to provide a peaceful and private space for relaxing or entertaining. The property also benefits from an allocated off-road parking space.*

## Entrance Hall

Wall mounted radiator.

## Living Room

Two double glazed side aspect windows, rear door to garden, electric fireplace, two wall mounted radiators.

## Kitchen

Wall and base units, work surfaces, sink unit, boiler, integrated fridge freezer, dish washer, washer dryer and microwave, oven and induction hob with extractor over.

## Bedroom 1

Double glazed side and front aspect window, fitted sliding door wardrobes, wall mounted radiator.

## En-Suite

Electric shower, low level toilet, corner wash hand basin, extractor fan.

## Bedroom 2

Double glazed side aspect window, wardrobe, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Shower Room

Walk-in shower, low level toilet, wash hand basin, extractor fan.

## Garden

Private garden with a brick-paved patio, lawn, hedged surround, gate out to road.

There are also approximately 11 acres of communal grounds.

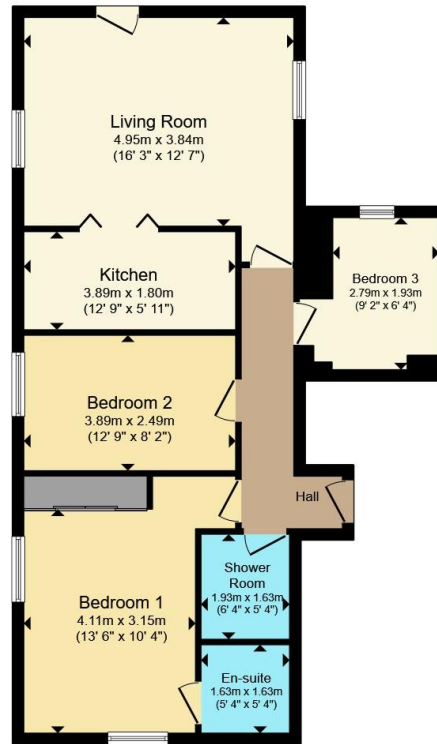
## Agents Notes

There are restrictions relating to the title - please enquire with the Branch.









Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: D Council Tax  
Band: C

Service Charge:  
1900.00

Ground Rent:  
294.60

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR318073](http://connells.co.uk/Property/EXR318073)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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