



West of 

Woodbury Walk

Exminster

Offers in excess of £250,000

Woodbury Walk

Exminster O.I.E.O. £250,000

A deceptively spacious three storey townhouse within the highly sought-after Devington Park, on the fringes of the desirable village of Exminster. This impressive three bedroom home offers bright and airy accommodation throughout, enhanced by high ceilings and large windows. The ground floor features an attractive kitchen/dining room along with a convenient cloakroom. On the first floor, there is a generous living room and a third bedroom, which could also serve as a study. The second floor hosts the master bedroom with en-suite, the second bedroom, and main bathroom. Externally, the property benefits from two outdoor spaces, including a paved front courtyard and a rear lawned garden. There is also allocated parking, along with additional visitor spaces.

Attractive three storey town house | Three bedrooms |
Light and airy with high ceilings and tall windows |
Spacious kitchen/dining room | Modern fitted kitchen |
Downstair cloakroom | Large living room | Bathroom | Front
courtyard garden and further rear garden | Use of all
communal grounds and facilities

APPROACH

Steps lead down to a paved courtyard garden with front door to entrance hallway. Outside light.

GROUND FLOOR

ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling and quality wood flooring. Central heating radiator. Telephone point. Doors inner hallway and kitchen/dining room.

KITCHEN/DINING ROOM

14' 8" x 9' 5" (4.47m x 2.87m) Spacious and well appointed Shaker Style kitchen with extensive range of base and wall units in attractive in light grey finish. Solid wood worktop with tiled surround and inset stainless steel sink. Integral stainless steel electric double oven and gas hob with cooker hood over. Built-in fridge and freezer. Built-in washing machine and dishwasher. High feature ceiling with coving and recess halogen lighting. Quality wood flooring. Concealed worktop lighting. Window to rear aspect overlooking the garden and glass panel french door to garden. Modern vertical radiator. Recess spotlights.

INNER HALLWAY

Matching quality wood flooring. Stairs to first floor. Door to cloakroom.

CLOAKROOM

White suite comprising; low level w.c. and corner hand wash basin with tiled splashback. Recess spotlights. Radiator. Extractor fan. Tall arch top sash window to front aspect.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with tall arch top window to front aspect. Stairs to second floor. Doors to living room and bedroom 3/study.



LIVING ROOM

15' 0" x 9' 2" (4.57m x 2.79m) Bright attractive room with high coved ceiling and two arch top sash windows providing far reaching views towards Woodbury Common. Two central heating radiators. TV and telephone points. Built-in media cabinet complete with shelving and cupboards.

BEDROOM 3/STUDY

8' 4" x 7' 1" (2.54m x 2.16m) Tall arch top sash window to front aspect. Central heating radiator. Telephone point.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor to second floor landing with tall arch top sash window to front aspect. Door to airing cupboard housing gas combi boiler and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

9' 6" x 9' 0" (2.9m x 2.74m) Bright and airy master bedroom with tall arch top window to rear aspect offering open views towards Woodbury Common. High coved ceiling. Built-in triple wardrobe with mirrored doors. Radiator. TV and telephone points. Door to en-suite.

EN-SUITE

Tall arch top window to rear aspect. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to tiled shower enclosure with electric shower. Tiled floor. Tall arch top window. Chrome ladder style radiator. Recess spotlights.

BEDROOM 2

8' 6" x 7' 4" (2.59m x 2.24m) Tall sash window to front aspect. Coved ceiling. Central heating radiator.

BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Large inset mirror. Wall tiling. Central heating radiator. Extractor fan. Shaver point. Spotlighting.

OUTSIDE

FRONT

Steps lead down to an enclosed paved patio area with space for sitting out.

REAR GARDEN

Brick paved patio area adjoining the rear of the property leading onto a lawned garden area enclosed by hedgerow and step stone path leading to gated rear access.

PARKING

Residents car parking area located to the front of the property with allocated parking space for one vehicle and 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.

AGENTS NOTES

To the best of the Vendors knowledge they have advised the following:

Tenure: Leasehold - 999 years from year 2000 with 974 years remaining.

Gound Rent: Annual £294.60.

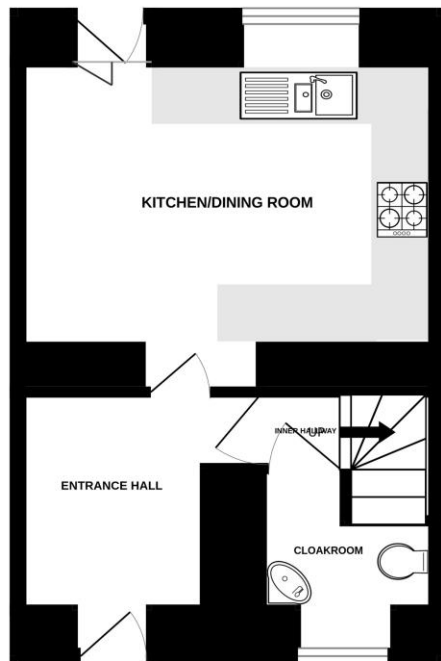
Service Charge: £1050 per half year (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens - including private gardens, cleaning of communal areas, free fitness room, dryer room and bike store, maintenance repair and painting on the exterior of the property).

Council Tax Band : D

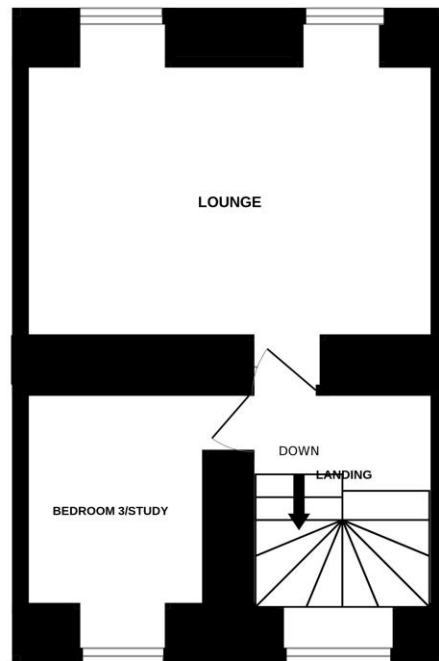
Council: Teignbridge District Council



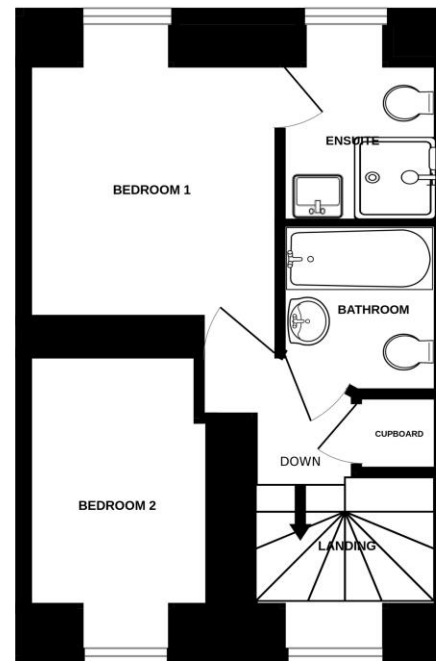
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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