



Woodbury Walk
Exminster £245,000

Woodbury Walk

Exminster £245,000

A well-presented three-storey, two-bedroom townhouse situated within the prestigious historic Devington Park development on the edge of the popular village of Exminster. Offering light and spacious accommodation with high ceilings and tall windows, the property features a generous kitchen/dining room, a bright triple-aspect living room, two well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom. Outside are front and rear gardens, together with access to the beautifully maintained communal grounds and resident facilities. Offered for sale with no onward chain.

Three storey town house | Two good sized bedrooms |
Spacious ground floor kitchen/dining room | Lovely triple
aspect living room | Modern bathroom | Master bedroom
with en-suite | Ground floor cloakroom | Front courtyard
garden and lawned rear garden | Use of all communal
grounds and amenities | Chain Free

APPROACH

Front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with lovely arched ceiling and picture rail. Two large quality built-in storage cupboards complete with shelving. Radiator. Entry phone. Stairs to first floor. Doors to kitchen/dining room and cloakroom.

CLOAKROOM

3' 8" x 3' 4" (1.12m x 1.02m) Useful ground floor cloakroom with white suite comprising; low level w.c. and corner hand wash basin with tiled splash back. Extractor fan.

KITCHEN/DINING ROOM

15' 0" x 10' 9" (4.57m x 3.28m) (max) Light and spacious kitchen/dining room with large sash window and glass panel french doors opening onto the garden. High coved ceiling and recess spotlights. Modern fitted kitchen with range of base, wall and drawer units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Concealed worktop lighting. Integral dishwasher, fridge/freezer and washer/dryer. Telephone point. Radiator. Tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with high coved ceiling and doors to living room and bathroom. Further stairs to second floor landing.

LIVING ROOM

15' 0" x 10' 9" (4.57m x 3.28m) (max) Wonderful light and spacious triple aspect living room with high coved ceiling and picture rail. Three tall sash windows to side and rear aspect with outlook over the village towards Woodbury Common in the distance.



Feature fireplace with ornate wood mantle, marble effect inset and hearth with fitted coal effect electric fire. TV and telephone points. Two radiators.

BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m) Spacious bathroom with high coved ceiling and tall arch top sash window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and bath with tiled surround, mixer tap with shower head attachment and large fitted mirror. Shaver point. Extractor fan. Radiator. Door to airing cupboard housing newly fitted gas combi boiler and shelving.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to small second floor landing with high coved ceiling and doors to bedrooms.

BEDROOM 1

10' 9" x 9' 2" (3.28m x 2.79m) (plus deep door recess) Light and spacious triple aspect double bedroom with large sash windows to rear and side aspect offering wonderful views. High coved ceiling. Built-in quality double wardrobe complete with hanging rails and shelving. TV and telephone points. Radiator. Door to en-suite.

EN-SUITE

5' 7" x 5' 5" (1.7m x 1.65m) (max) White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and glass sliding doors to tiled shower enclosure with electric shower. Shaver point. Extractor fan. Radiator.

BEDROOM 2

8' 5" x 7' 6" (2.57m x 2.29m) Further good sized bedroom with tall arch top sash window to front aspect and high coved ceiling. Radiator.

OUTSIDE

FRONT

Metal staircase leads down to a useful enclosed paved courtyard garden.

REAR GARDEN

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

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.

Ground 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 : C

Council: Teignbridge District Council

Parking: One allocated parking space and additional visitors parking

Garden: Enclosed garden to rear and front courtyard garden

Electricity: Mains

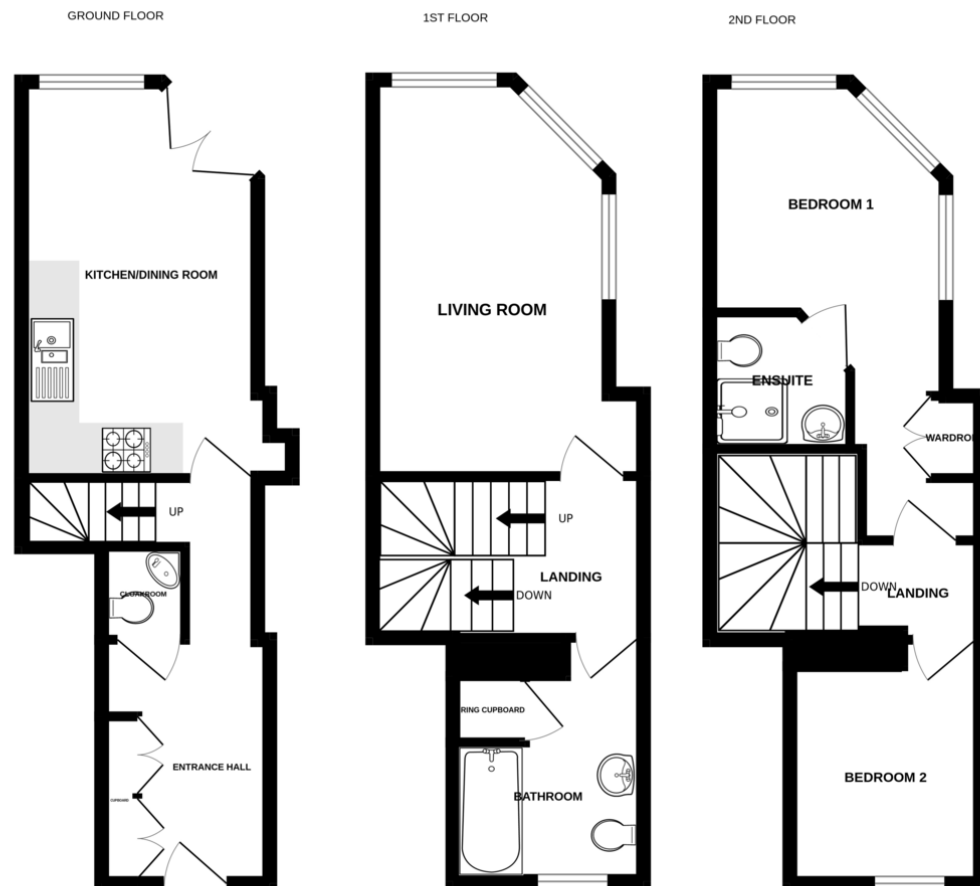
Gas: Mains

Heating: Gas central heating

Water: Mains

Sewerage: Mains





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	72 C
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.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967