



West of 

Dartington Walk
Exminster £295,000

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A truly beautiful double fronted town house, recently updated with new kitchen, bathrooms, décor and flooring - must be seen to be appreciated, situated in the impressive Devington Park development on the edge of the village of Exminster. This superb property offers light and airy accommodation with high ceilings and tall windows, and features; spacious lounge, modern kitchen/dining room, study, three good size bedrooms - master with en-suite and modern bathroom. The property benefits from a large southerly facing level garden laid to lawn and patio, further benefits are use of all the communal facilities, regular bus service outside the main gates and good access to city of Exeter and major road network. Chain Free.

Beautiful character town house | Three good size bedrooms | Light and spacious lounge | Attractive modern kitchen/dining room | Useful study/multi use room | Master bedroom with en-suite | Modern bathroom | Large enclosed level garden | Allocated parking and use of communal facilities | Chain Free

PROPERTY DETAILS

APPROACH

Front door to entrance hall way. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling. Stairs to first floor. Central heating radiator. Telephone points. Door to understair cupboard. Doors to study and lounge.

STUDY

7' 9" x 7' 0" (2.36m x 2.13m) Useful multi-use room with tall arch top sash window to front aspect. High coved ceiling and picture rail. Wood effect laminate flooring.

LOUNGE

15' 4" x 12' 2" (4.67m x 3.71m) (max) Light and spacious room with tall arch top window and glass panel door to garden. Central heating radiator. High coved ceiling and picture rail. TV and telephone points. Doorway opening to kitchen/dining room.

KITCHEN/DINING ROOM

19' 6" x 8' 8" (5.94m x 2.64m) (max) Bright double aspect room with tall arch top sash window to front aspect and tall arch top window to rear aspect with outlook over the garden. Modern fitted kitchen with excellent range of base, wall and drawer units in a polished charcoal finish. Worktop with matching upstands and inset stainless steel sink. Integral electric oven and ceramic hob with modern glass and stainless steel cooker hood oven. Further integral appliances include; dishwasher, washer/dryer, fridge and freezer. Central heating radiator. Recess spotlighting. High coved ceiling with picture rail.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hall way to attractive first floor landing with tall arch top window to front aspect. High coved ceiling and picture rail. Doors to bedrooms and bathroom.

BEDROOM 1

10' 9" x 9' 7" (3.28m x 2.92m) Wonderful light and airy master double bedroom with two tall arch top windows to rear aspect with outlook over the gardens. High coved ceiling. Central heating radiator. Telephone point. Wall lighting. Door to high level loft storage cupboard. Door to en-suite.

EN-SUITE

Modern white suite comprising; low level w.c., pedestal hand wash basin and folding glass door to tiled shower enclosure with electric shower. Recess spotlighting. Ceramic tiled floor with underfloor heating. Extractor fan. Fully tiled walls. Shaver point.

BEDROOM 2

9' 8" x 9' 6" (2.95m x 2.9m) Further spacious double bedroom with tall arch top window to rear aspect. High coved ceiling. Central heating radiator. Wall lighting.

BEDROOM 3

8' 7" x 7' 9" (2.62m x 2.36m) Tall arch top sash window to front aspect. Central heating radiator. Wall lighting. Fitted wardrobe, drawers and shelving unit.

BATHROOM

8' 10" x 6' 11" (2.69m x 2.11m) Attractive fully fitted bathroom with feature arched ceiling and tall arch top window to front aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin, double ended bath, and glass doors to large walk-in tiled shower enclosure with fitted rain shower head and additional hand set. Chrome ladder style central heating radiator. Vinyl click flooring. Built-in cupboard housing gas combi boiler.

OUTSIDE

FRONT

Open front garden area laid to decorative gravel and planted with mature shrubs. Residents car park with allocated parking for one vehicle and additional visitors spaces.

REAR GARDEN

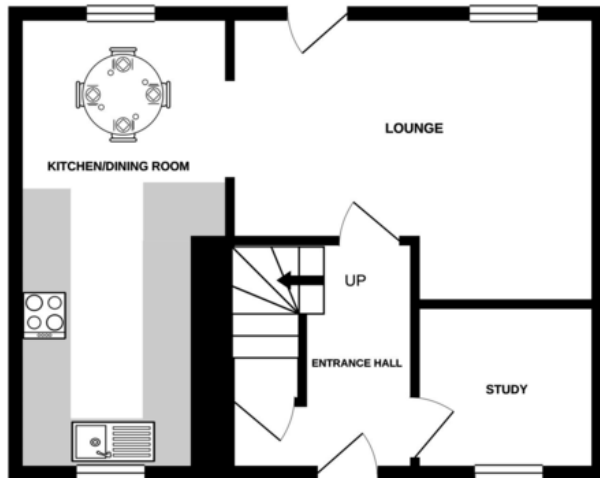
Generous sized southerly facing rear garden enclosed by hedging and laid mainly to lawn with block paved patio area. Path and gate leading to rear access.

COMMUNAL FACILITIES

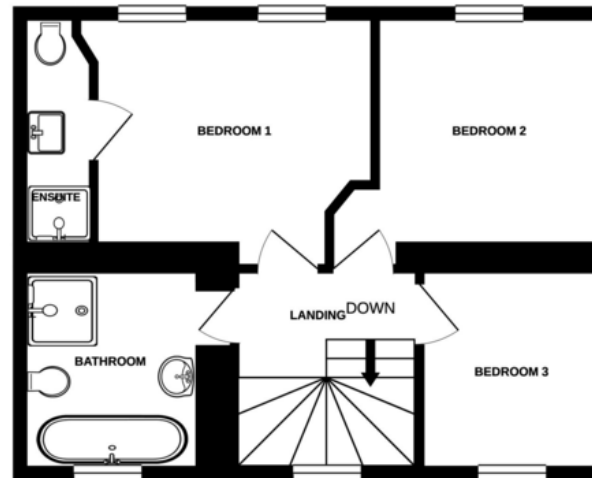
Attractive fully landscaped and maintained grounds surround the development. The grounds also include a fitness room, cycle store and drying room.



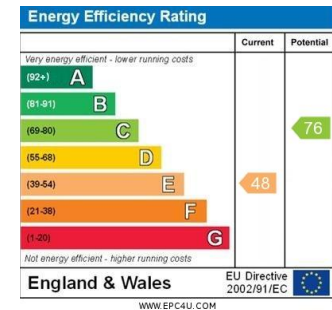
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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