



Woodbury Walk
Exminster £290,000

West of 

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Discover this exceptional three-bedroom garden apartment located on the ground floor of the highly sought-after Devington Park development. This beautifully renovated Grade II listed Victorian hospital is nestled on the edge of the charming village of Exminster, offering a perfect blend of historic elegance and modern living. This spacious property features; high ceilings and tall windows that create a light and airy atmosphere throughout the apartment, beautifully presented interior with modern bathrooms and a stylish kitchen, ideal for comfortable living and entertaining. Step outside to your private garden area, perfect for relaxing or hosting gatherings. Benefit from excellent access to local business parks, Exeter Airport, and major road networks, making commuting a breeze. Conveniently located close to the vibrant city of Exeter, beautiful beaches, Exeter Quay, and picturesque riverside and canal paths. This property is an ideal choice for those seeking a contemporary lifestyle.

Beautifully presented ground floor garden apartment |
Three bedrooms | Light and spacious living room | Modern kitchen | Large master bedroom with en-suite | Modern shower room | Enclosed private garden | Use of wonderful communal grounds and gardens | Allocated parking for one vehicle | Must be viewed!!

PROPERTY DETAILS:

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 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. Shaver point. Chrome ladder style radiator. 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

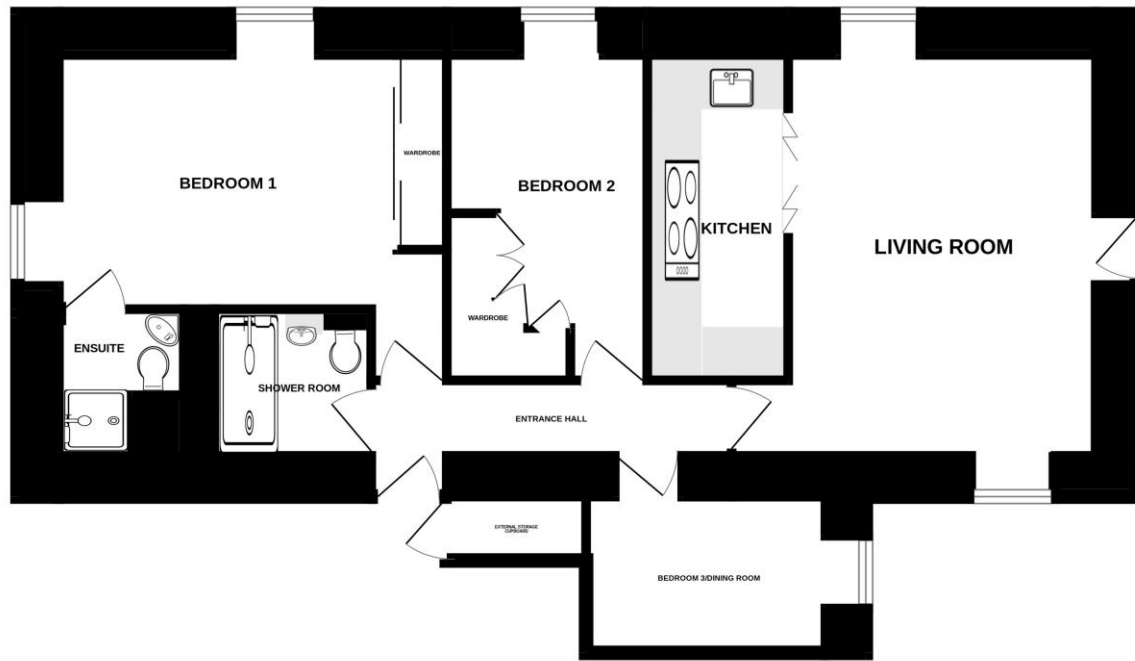
Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a small lake with a natural conservation area.

AGENTS NOTES

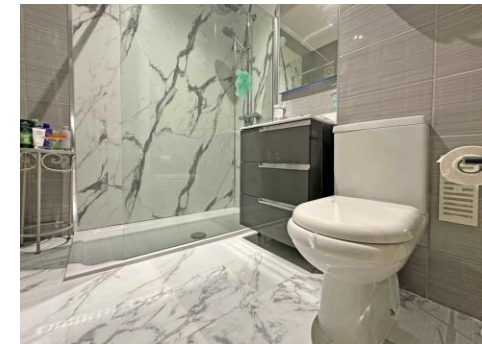
The property is leasehold - 999 years from year 2000 with 975 years remaining. The annual ground rent is £125.00. The service charge is £975 per half year (including building insurance, exterior cleaning of the windows (every 6 months), maintenance of all gardens, cleaning of communal areas, free fitness room, dryer room and bike store, maintenance repair and painting on the exterior of the property). Council Tax Band : C - Teignbridge District Council



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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