



West of 

## Knighthayes Walk

Exminster

Guide Price: £230,000 to £240,000



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Exminster GP: £230,000 to £240,000

Light and spacious three bedroom apartment situated in the highly popular Devington Park development on the edge of the village of Exminster. This superb property previously a Victorian hospital has some lovely features including high ceilings and tall sash windows creating a light and airy living space. The property features; large double aspect living/dining room with door to adjoining galley kitchen, three generous sized bedrooms - master with en-suite shower room and a main bathroom. Residents benefit from the use of the wonderful grounds that surround the development along with other amenities. The property has one allocated parking space and further parking is available. Chain Free.

Attractive ground floor apartment | Three generous sized bedrooms | Light and spacious living/dining room | Galley style fitted kitchen | Master bedroom with en-suite | Bathroom | High ceilings and tall arch top sash windows | Use of all communal grounds and facilities | Chain Free

## PROPERTY DETAILS:

### APPROACH

Communal front door to communal entrance lobby. Front door to apartment 10 and entrance lobby.

### ENTRANCE LOBBY

Small entrance lobby with high ceiling. Core matting and glass panel door to inner hallway.

### INNER HALLWAY

Long inner hallway with high coved ceiling with picture rail. Entry phone. Radiator. Door to deep storage cupboard complete with shelving. Doors to bedrooms and bathroom. Double doors to living/dining room.

### LIVING/DINING ROOM

17' 5" x 14' 1" (5.31m x 4.29m) (max) Light and spacious double aspect room with two tall arch top sash windows to side and rear aspect. High coved ceiling and picture rail. Two radiators. TV and telephone points. Door to kitchen.

### KITCHEN

11' 6" x 5' 9" (3.51m x 1.75m) Galley style kitchen with range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Integral fridge/freezer and dishwasher. Space and plumbing for washing machine. Tiled floor. Radiator. Matching wall unit housing gas combi boiler. Extractor fan.





### BEDROOM 1

13' 8" x 10' 4" (4.17m x 3.15m) Large master bedroom with high coved ceiling and picture rail. Tall arch top sash window to side aspect. Range of quality fitted bedroom furniture comprising; wardrobes, drawer units, vanity unit and bedside cabinet. Radiator. TV point. Door to en-suite.

### EN-SUITE

7' 5" x 4' 9" (2.26m x 1.45m) White suite comprising; low level w.c., pedestal hand wash basin with mirror and lighting, and glass sliding doors to tiled shower enclosure with mixer shower. Extractor fan. Radiator. Shaver point. Recess spotlights.

### BEDROOM 2

13' 8" x 7' 0" (4.17m x 2.13m) Further light and spacious double bedroom with tall arch top sash window to side aspect. High coved ceiling with picture rail. Radiator.

### BEDROOM 3

12' 2" x 7' 4" (3.71m x 2.24m) (plus deep door recess) Good sized third bedroom with tall arch top sash window to front aspect. Radiator. High coved ceiling with picture rail. Range of quality built-in bedroom furniture comprising; wardrobes, drawer units, bedside unit and shelving unit.

### BATHROOM

8' 9" x 4' 6" (2.67m x 1.37m) Tall arch top window to rear aspect. White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, bath with tiled surround and mixer tap with shower head attachment. Extractor fan. Recess spotlights. Shaver point. Radiator.

### OUTSIDE

### 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 974 years remaining.

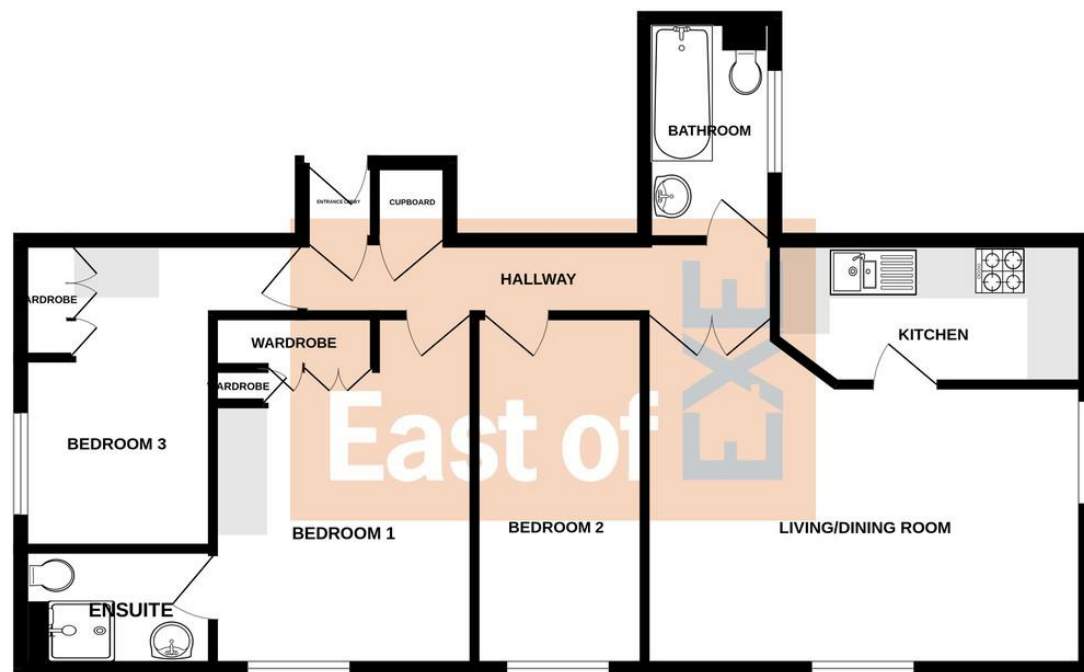
The ground rent is £62,50 per half year.

The service charge is £954 per half year (including building insurance, exterior cleaning of the windows (every 3 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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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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<small>www.epc4u.com</small>		



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