



West of 

Killerton Walk
Exminster £249,950

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Beautiful garden apartment situated in the superb Devington Park development, enjoying wonderful gardens and grounds, allocated parking and a regular bus service right outside the main entrance. This stunning property has been extensively updated by the current owner to create a light and spacious modern home comprising of; lounge/dining room, modern kitchen, two double bedrooms - master with en-suite, hobby room/third bedroom, bathroom, large level garden and allocated parking. Chain Free.

Superb garden apartment | Two double bedrooms | Spacious double aspect lounge/dining room | Modern fitted kitchen | Master bedroom with ensuite | Modern bathroom | Hobby room/Bedroom 3 | Large level garden | Allocated parking | Use of communal grounds and facilities

PROPERTY DETAILS:

APPROACH

Glass panel door to entrance hallway.

ENTRANCE LOBBY

High coved ceiling. Recessed spotlighting. Telephone point. Feature exposed granite lintel beam. Quality oak effect glass panel door to inner hallway.

INNER HALLWAY

Spacious hallway with coved ceiling and recess spotlighting. Central heating radiator. Quality wood effect laminate flooring. Feature alcove. Quality oak effect doors to bedrooms and bathroom. Oak effect glazed door to lounge/dining room.

LOUNGE/DINING ROOM

14' 6" x 13' 0" (4.42m x 3.96m) (max) Light and spacious double aspect room with tall sash windows to front and side aspect. High coved ceiling. Two central heating radiators. Feature fireplace with fitted electric living flame fire. TV and telephone points. Doorway to kitchen.



KITCHEN

10' 0" x 6' 1" (3.05m x 1.85m) Modern fitted kitchen with range of base and wall units in light green finish. Worktop with tiled surround and inset stainless steel sink with mixer tap. Integral electric oven and microwave and four ring gas hob with modern stainless steel cooker hood over and glass splash back panel. Integral fridge and washing machine. Matching wall unit housing Worcester gas boiler.

BEDROOM 1

14' 1" x 13' 2" (4.29m x 4.01m) (max) Large master bedroom with tall sash window to side aspect. High coved ceiling. Central heating radiator. Door to high level storage cupboard. Telephone point. Range of quality fitted wardrobes complete with hanging rail and shelving. Door to en-suite.

EN-SUITE SHOWER ROOM

Coved ceiling. Modern suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and sliding glass doors to tiled corner shower enclosure with electric shower. Shaver point. Underfloor heating. Recess spotlighting.

BEDROOM 2

12' 7" x 7' 0" (3.84m x 2.13m) Further spacious bedroom with tall sash window to side aspect. High coved ceiling. Central heating radiator. Telephone point.

MULTI USE ROOM

8' 6" x 8' 0" (2.59m x 2.44m) Attractive room with tall windows and French door to garden, and exposed granite arch. High coved ceiling. Range of fitted base and drawer units in cream finish with wood effect worktop and matching splashback. Integral freezer. Quality wood effect vinyl floor. Underfloor heating.

BATHROOM

8' 2" x 5' 1" (2.49m x 1.55m) Modern bathroom with white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with mixer tap and shower head attachment. Coved ceiling. Central heating radiator. Extractor fan. Shaver point. Quality wood effect laminate flooring.

OUTSIDE

REAR GARDEN

Large enclosed garden with block paved patio area and level lawn with flower beds and edged by hedging. Path to rear access gate and parking area.

COMMUNAL FACILITIES

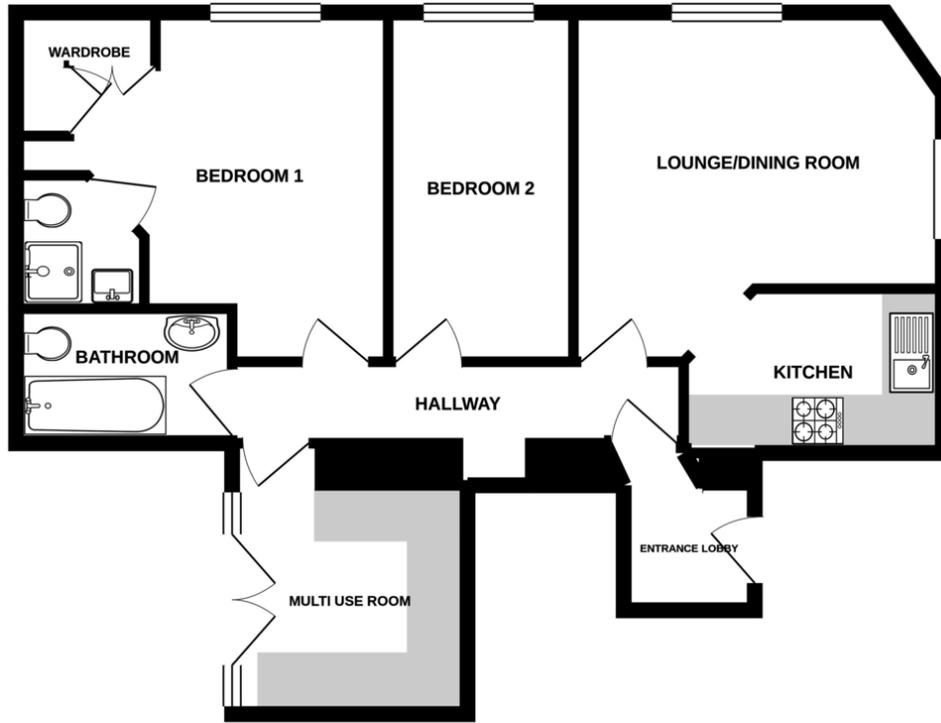
Attractively landscaped and maintained grounds surround the development totalling approximately 11 acres. These grounds also include a fitness trail, fully equipped fitness suite and exercise areas, drying room, cycle store, a small lake, and a natural conservation area.

PARKING

Allocated parking space and visitors parking located in car park to front of property.



GROUND 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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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		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
61	75	61	75

Energy Efficiency Rating scale (1-100): 100-91 (A), 90-81 (B), 80-69 (C), 68-55 (D), 54-47 (E), 46-35 (F), 34-1 (G).
Environmental (CO₂) Impact Rating scale (100-1000): 1000-850 (A), 840-700 (B), 690-550 (C), 540-400 (D), 390-250 (E), 240-100 (F), 100-0 (G).



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