



Beautifully presented two bedroom town house situated in the highly desirable Devington Park development on the edge of the popular village of Exminster. This superb property offers light and airy accommodation with high ceilings and tall windows, and features; light and spacious living/dining room, modern fitted kitchen, master ensuite bedroom and modern bathroom. The property also benefits from a generous sized level garden, use of the communal grounds and amenities, allocated parking space with further visitors parking available.

Powderham Walk
Exminster £265,000

West of 

Powderham Walk Exminster £265,000

Attractive town house | Two bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Master bedroom with en-suite | Modern bathroom | Good sized level rear garden | Allocated parking space plus additional visitors parking | Use of all the communal gardens and facilities | Beautifully presented

PROPERTY DETAILS:

APPROACH

Front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling. Stairs to first floor. Radiator. Entry phone. Useful understair recess. Door to understair storage cupboard. Doors to kitchen and living/dining room.

KITCHEN

8' 5" x 6' 5" (2.57m x 1.96m) Tall arch top sash window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in green finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with cooker hood over. Integral washing machine, dishwasher and fridge/freezer. Wood laminate floor.

LIVING/DINING ROOM

22' 8" x 11' 6" (6.91m x 3.51m) (max) Wonderful light and airy double aspect room with tall sash windows to side and rear aspect with outlook over the gardens. Glass panel french doors opening onto the garden. High coved ceiling. Two radiators. TV and telephone points.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with high arched ceiling and picture rail. Tall sash window to front aspect. Double doors to large storage cupboard housing gas combi boiler and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

14' 2" x 10' 1" (4.32m x 3.07m) (max - plus deep door recess) Attractive light and spacious triple aspect room with tall sash windows to side and rear aspect with outlook over the garden and some views down over the village towards the Exe estuary. High coved ceiling. Built-in wardrobes complete with hanging rail and shelf. Radiator. TV and telephone points. Two doors leading to high level loft storage areas. Door to en-suite.

EN-SUITE

9' 1" x 2' 8" (2.77m x 0.81m) Modern en-suite with fully tiled walls and wood effect tiled floor. 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 fixed shower head and additional handset. Extractor fan. Chrome ladder style radiator.

BEDROOM 2

8' 8" x 7' 0" (2.64m x 2.13m) (max) Light and airy room with high arched ceiling with picture rail and tall sash window to front aspect. Radiator.

BATHROOM

7' 7" x 5' 0" (2.31m x 1.52m) Attractive modern bathroom with fully tiled walls and wood effect flooring. White suite comprising; low level w.c., hand wash basin set in vanity unit and bath with tiled surround, glass screen and mixer tap with shower head attachment. Large wall mounted mirror. Extractor fan. Radiator. Shaver point.

OUTSIDE

FRONT

Small front garden area laid to gravel with range of plants and shrubs. Residents and visitors parking area.

PARKING

Numbered allocated parking space located in car park area to front of property, plus additional visitors spaces located around the development.

REAR GARDEN

Generous sized level south/easterly facing garden laid mainly to lawn with block paved patio adjoining the rear of the property. Path to gated rear access.

COMMUNAL FACILITIES

Residents of the development benefit from the use of the attractive fully landscaped grounds surrounding the development, along with communal facilities including a fitness room, drying room and cycle store.

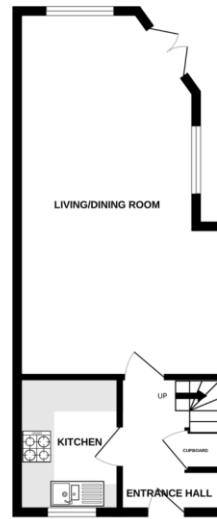
AGENTS NOTES:

The property is Leasehold with a lease length of 976 years remaining. There is a half annual service charge of £975 which includes the buildings insurance, upkeep of the exterior of the property plus all communal buildings and grounds etc, garden maintenance and window cleaning done on a rotational basis.

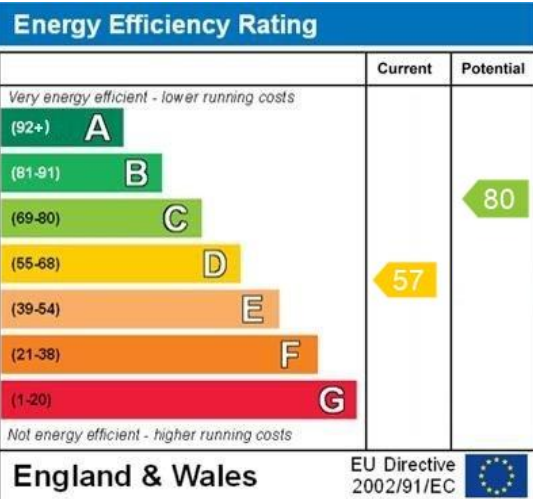
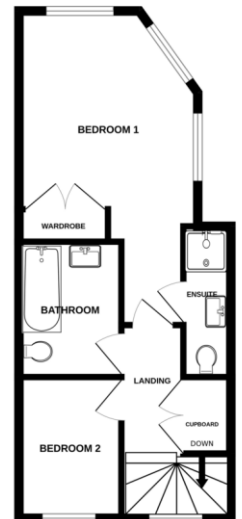
The ground rent is £125 paid annually Council Tax Band: C - Teignbridge District Council

The Property Management Company is Crown Property Management and there is also a residents committee on the development.

GROUND FLOOR



1ST FLOOR



WWW.EPC4U.COM



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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