



West of 

## Knighthayes Walk

Exminster

Offers in excess of £315,000

# Knighthayes Walk

Exminster O.I.E.O. £315,000

Wonderful and deceptively spacious three storey three double bedroom town house situated in the highly desirable Devington Park development, in the village of Exminster. This beautiful property with high ceilings and arch top windows offers some 158 square meters of living space featuring; impressive double aspect living room and large study on the ground floor, the lower floor offers a further living room/formal dining room, cloak room and kitchen/breakfast room. On the first floor are three large double bedrooms - master bedroom with en-suite and bathroom. The property has a level enclosed rear garden and allocated parking, plus the use of all the communal facilities and grounds.

Impressive three storey town house | Three double bedrooms | Light and spacious double aspect living room | Study | Second living room/formal dining room | Large Kitchen/Breakfast room | Cloakroom | Master bedroom with en-suite | Private rear garden | Use of all communal grounds and facilities

## PROPERTY DETAILS:

### APPROACH

Front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive entrance hallway with high curved ceiling. Radiator. Entry phone. Stairs to first floor and lower ground floor. Tall arch top sash window to front aspect. Doors to living room and study.

### LIVING ROOM

19' 5" x 18' 7" (5.92m x 5.66m) (max) Impressive, light and spacious double aspect living room with tall arch top sash style window to front aspect and two further tall arch top windows to rear with views over the gardens and grounds of Devington, over the village towards Woodbury Common. High ceiling with picture rail. Two radiators. TV and telephone points. Wall lighting. Feature arched alcove.

### STUDY

9' 8" x 9' 5" (2.95m x 2.87m) Further light and spacious room with tall arch top window to rear aspect with views over the gardens and grounds, village of Exminster towards Woodbury Common. Range of quality fitted bookcases and storage cupboards with sliding ladder, and further matching desk with shelving and cupboards over. Radiator. Telephone point. Stripped wood floor. High ceiling and wall lighting.

### LOWER GROUND FLOOR

#### STAIRS/LANDING

Stairs from ground floor entrance hallway to lower ground floor and wonderful reception room offering a multitude of uses but formally a dining room with window to rear and glass panel french door to garden. Radiator. High ceiling with feature pillared arches. Radiator. Wood effect laminate flooring. Door to deep under stair storage cupboard. Door to cloakroom and kitchen/breakfast room.

#### CLOAKROOM

6' 1" x 4' 6" (1.85m x 1.37m) White low level w.c. and modern round carved granite hand wash basin sat on solid oak pedestal. Recess spotlight. Radiator. Matching wood effect laminate floor. Radiator. Extractor fan.



## KITCHEN/BREAKFAST ROOM

19' 8" x 16' 9" (5.99m x 5.11m)

### KITCHEN AREA

12' 1" x 8' 9" (3.68m x 2.67m) Wonderful spacious kitchen with two windows to rear aspect. Fitted kitchen with excellent range of base, wall and drawer units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Integral fridge. Recess spotlights. Double doors to large serving hatch. Tiled floor. Leading through to the breakfast room area.

### BREAKFAST ROOM AREA:

16' 9" x 8' 5" (5.11m x 2.57m) Large breakfast room area with plenty of room for large kitchen table and chairs. Two radiators. Feature arched alcove.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to bright first floor landing with tall arch top sash window to front aspect. Double doors to built-in airing cupboard housing wall mounted gas boiler, hot water tank and shelving. Double doors to further storage cupboard above. Doors to bedrooms and bathroom.

### BEDROOM 1

14' 0" x 9' 7" (4.27m x 2.92m) Spacious double bedroom with high ceiling and picture rail. Two tall arch top windows to rear aspect offering wonderful views over the village and across to Topsham and Woodbury Common beyond. Range of fitted bedroom furniture comprising; wardrobe, drawer and vanity units. Radiator. TV point. Wall lighting. Door to en-suite.

### EN-SUITE

9' 6" x 4' 2" (2.9m x 1.27m) Generous sized ensuite with modern suite comprising; low level w.c., pedestal hand wash basin and large walk-in shower enclosure with glass screen and large overhead fixed showerhead with further handset. Part tiled walls. Recess spotlights. Shaver point. Extractor fan. Chrome ladder style radiator.

### BEDROOM 2

12' 4" x 8' 8" (3.76m x 2.64m) Further spacious double bedroom with two sash style windows to front aspect. Range of built-in bedroom furniture comprising; wardrobes and drawer units. Radiator.

### BEDROOM 3

11' 7" x 9' 7" (3.53m x 2.92m) (max) Spacious double bedroom with tall arch top window to rear aspect with wonderful views. Radiator. Built-in wardrobe.

### BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) Tall arch top sash window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and glass screen, mixer tap with shower head attachment. High arched ceiling. Extractor fan. Chrome ladder style radiator. Shaver point.

## OUTSIDE

### PARKING

Allocated parking space located in residents parking area to front of property with further visitors spaces.

### REAR GARDEN

Level rear garden fully enclosed with high hedgerow with step stone path to rear access gate and block paved patio adjoining the rear of the property.

### 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.

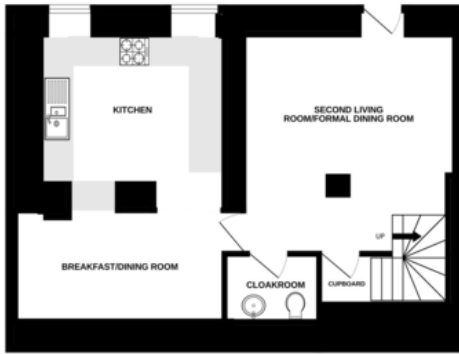
The annual ground rent is £125.00.

The service charge is £975 per half year (including building insurance, exterior cleaning of the windows (every 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).

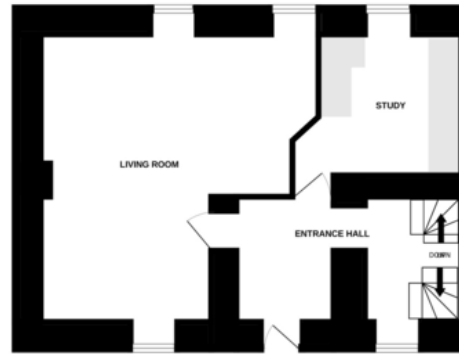
Council Tax Band : E - Teignbridge District Council



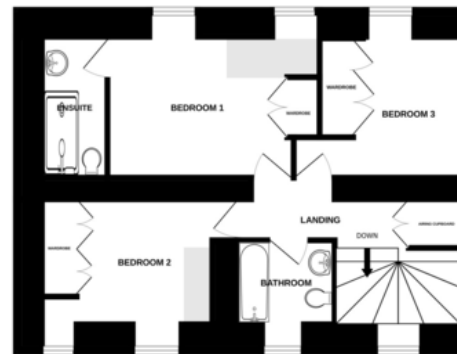
LOWER GROUND FLOOR



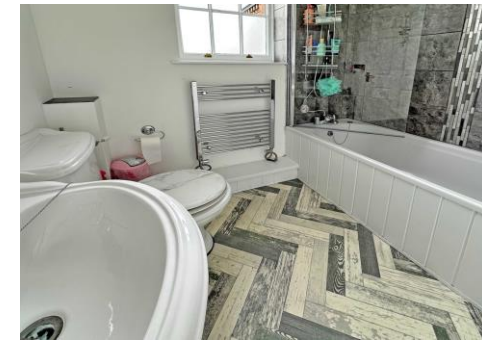
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		81
B		
(69-80)		
C		
(55-68)	62	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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