



West of 

# Buckland Walk

Exminster

£310,000

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Attractive Grade II listed double-fronted townhouse offering three to four bedrooms, located within the highly regarded Devington Park development on the edge of the popular village of Exminster. This light and spacious home boasts high ceilings and tall windows throughout, and features a large living/dining room, recently updated kitchen, and a versatile study/fourth bedroom. The property also benefits from a master bedroom with en-suite, a well-appointed family bathroom, a generous enclosed rear garden, and an allocated parking space.

Spacious terraced town house | Three/four bedrooms | Bright and spacious living/dining room | Modern recently updated kitchen | Study/fourth bedroom | Master bedroom with en-suite | Modern bathrooms | Large enclosed rear garden | Allocated parking space and further visitors spaces | Must be seen!

## APPROACH

Front door to entrance hallway. Outside light.

## ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling and wood effect laminate flooring. Understair recess with coat hanging space and door to understair cupboard. Radiator. Entry phone. Telephone point. Stairs to first floor. Doors to study and living room.

## STUDY/FOURTH BEDROOM

8' 6" x 7' 6" (2.59m x 2.29m) Useful ground floor room offering a multitude of uses including study or fourth bedroom with tall sash window to front aspect. High coved ceiling. Radiator.

## LIVING/DINING ROOM

23' 9" x 9' 5" (7.24m x 2.87m) Light and spacious living/dining room with high coved ceiling and picture rail. Two tall arch top windows to rear aspect with outlook over the garden, and glass panel door to garden. Quality wood effect laminate flooring. Two radiators, plus underfloor heating. TV and telephone points. Two built-in dresser style cabinets with shelving and cupboards under. Doorway to kitchen.

## KITCHEN

8' 6" x 7' 6" (2.59m x 2.29m) Recently updated attractive fitted kitchen with a range of base, wall and drawer units in a light grey and blue combination finish. Polished granite worktop with tiled surround and inset stainless steel sink. Integral electric double oven and induction hob with extractor hood over. Integral fridge, freezer, dishwasher and washing machine.



Recess spotlights. Tall sash window to front aspect. Wood effect flooring.

## FIRST FLOOR

### STAIRS/LANDING

Light and airy first floor landing with tall sash window to front aspect and high coved ceiling. Doors to bedrooms and bathroom.

### BEDROOM 1

11' 5" x 9' 4" (3.48m x 2.84m) (max) Spacious master bedroom with tall window to rear aspect with outlook over the garden. High coved ceiling with picture rail. Radiator. TV and telephone points. Door to en-suite.

### EN-SUITE

5' 9" x 5' 3" (1.75m x 1.6m) (max) White suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to tiled shower enclosure with electric Triton shower. Radiator. Extractor fan. Recess spotlights. Shaver point. Tall arch top window to rear aspect.

### BEDROOM 2

11' 4" x 9' 6" (3.45m x 2.9m) (max) Further spacious double bedroom with tall arch top window to rear aspect with outlook over the garden. High coved ceiling and picture rail. Radiator.

### BEDROOM 3

8' 8" x 7' 9" (2.64m x 2.36m) Good sized third bedroom with tall sash window to front aspect. Radiator. High coved ceiling.

### BATHROOM

8' 8" x 7' 9" (2.64m x 2.36m) Spacious bathroom with tall sash window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer tap with shower head attachment. Extractor fan. Recess spotlights. Shaver point. Door to airing cupboard complete with wall mounted gas combi boiler and shelving.

## OUTSIDE

### FRONT

Small open front garden area laid to gravel. Path to front door.

### PARKING

Residents car parking area located to the front of the property with allocated parking space for one vehicle and visitors spaces.

### REAR GARDEN

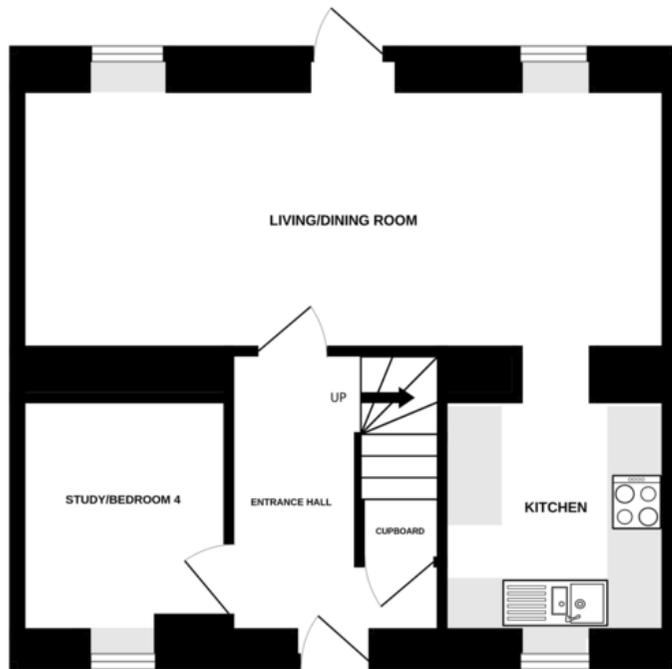
Good sized level rear garden enclosed by hedgerow, featuring a block paved patio area adjoining the rear of the property leading onto a lawned garden with step stone path leading to a rear access gate.

### COMMUNAL FACILITIES

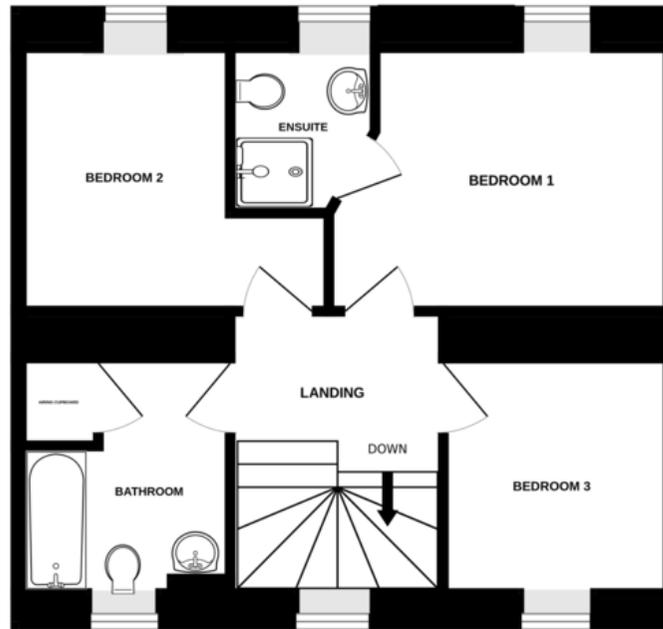
Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a small lake with a natural conservation area.



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		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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