

**11 WOODBURY WALK
DEVINGTON PARK
EXMINSTER
NEAR EXETER
EX6 8TR**

PROOF COPY



£270,000 LEASEHOLD



A beautifully presented three bedroom ground floor garden apartment located within the popular Devington Park development providing great access to local village amenities, major link roads and bus service into Exeter city centre. Reception hall. Light and spacious lounge/dining room. Refitted modern kitchen. Three bedrooms. Ensuite shower room to master bedroom. Luxury shower room. Private lawned garden with attractive brick paved patio. Gas central heating. Private parking space. Use of the well kept and maintained communal gardens and grounds. Popular village on the outskirts of Exeter. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door (shared with two others) leads to:

COMMUNAL HALLWAY

Private understair storage cupboard. Private door leads to:

RECEPTION HALL

Radiator. Inset LED spotlights to feature high ceiling. Smoke alarm. Telephone point. Door leads to:

LOUNGE/DINING ROOM

16'4" (4.98m) x 12'6" (3.81m). A light and spacious characterful room. Picture rail. Two radiators. Attractive fireplace with raised hearth, inset living flame effect electric fire and mantel over. Television aerial point. Inset LED spotlights to ceiling. Two sash windows, with secondary glazing, to both side aspects with window shutters. Glass paned door, with shutters, provides access to private garden. Double opening louvred doors opens to:

KITCHEN

12'4" (3.76m) x 6'0" (1.83m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Fitted Bosch oven. Four ring induction hob with filter/extractor hood over. Integrated Bosch microwave/grill. 1½ bowl sink unit, with modern style mixer tap, with single drainer set in quartz work surface. Integrated fridge freezer. Integrated dishwasher. Integrated washer/dryer. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling.

From reception hall, door to:

BEDROOM 1

15'6" (4.72m) into wardrobe space x 10'5" (3.18m) excluding door recess. A well proportioned room with large built in wardrobe. Two radiators. Secondary glazed sash window to side aspect with outlook over communal gardens. Secondary glazed sash windows to front aspect again with outlook over communal gardens. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Part tiled walls. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlight to ceiling.

From reception hall, door to:

BEDROOM 2

12'8" (3.86m) into wardrobe space x 8'2" (2.49m). Radiator. Range of built in wardrobes. Secondary glazed sash window to side aspect with outlook over communal gardens.

From reception hall, door to:

BEDROOM 3/DINING ROOM

9'10" (3.0m) x 6'6" (1.98m) excluding door recess. Radiator. Secondary glazed sash window to rear aspect with window shutters.

From reception hall, door to:

SHOWER ROOM

A refitted luxury modern matching suite comprising good size shower enclosure with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlight to ceiling.

OUTSIDE

The property benefits from its own private allocated parking space whilst to the rear elevation is a private section of garden, accessed from the lounge/dining room, which consists of an attractive brick paved patio leading to a shaped area of lawn. Enclosed to all sides by neat natural hedgerow whilst a rear gate provides pedestrian access. The property also benefits from the use of the extensive well kept and maintained communal gardens and grounds.

TENURE

LEASEHOLD. A lease term of 999 years was granted in 2000.

SERVICE/MAINTENANCE CHARGE

We have been advised the current charge is £975 per half year payable January and July

GROUND RENT

We have been advised the current charge is £62.50 per half year payable January and July

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three and Vodafone voice & data limited, O2 voice likely & data limited

Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the 1st right signposted 'Exminster'. Continue under the motorway bridge taking the 1st right into Reddaway Drive and continue around taking the right hand turning into Devington Park (Main Gates) and turn right and again continue around where Woodbury Walk will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0425/8933/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		