



West of 

Knighthayes Walk
Exminster £249,950

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8 Knighthayes Walk is a light and spacious three storey town house situated in highly popular and impressive Devington Park on the edge of the desirable village of Exminster. This superb three bedroom accommodation offers light and airy living accommodation with high ceilings and tall windows and features; attractive lounge and kitchen/dining room, three good sized bedrooms - master with en-suite, family bathroom, enclosed level

Attractive three storey town house | Three bedrooms |
Light and spacious lounge | Attractive kitchen/dining room |
Cloakroom | Master bedroom with en-suite | Modern family
bathroom | Enclosed level rear garden | Allocated and
visitors parking | Chain Free

PROPERTY DETAILS:

APPROACH:

Three steps up to front door leading to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with high ceiling and picture rail. Central heating radiator. Telephone point. Doorway to landing area with stairs to lower ground floor and first floor. Door to lounge.

LOUNGE

15' 9" x 9' 6" (4.8m x 2.9m) Light and spacious room with high ceiling and picture rail. Two tall arch top windows to rear aspect with lovely outlook over the grounds and village beyond. Two central heating radiators. TV and telephone points.

LOWER GROUND FLOOR

STAIRS/LANDING

Stairs from ground floor to lower ground floor with feature arched ceiling. Doors to kitchen/dining room, third bedroom and cloakroom.

KITCHEN/DINING ROOM

19' 5" x 7' 2" (5.92m x 2.18m) (max) Attractive room with window and French door to garden. Modern fitted kitchen in light wood effect finish with range of base and wall units. Roll-edge worktop with tiled surround and inset ceramic sink with mixer tap. Integral electric oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Further under worktop space for fridge and freezer. Tiled floor. Recess spotlighting. Central heating radiator. Concealed worktop lighting.



CLOAKROOM

White suite comprising; low level w.c. and corner hand wash basin with tiled splashback.

BEDROOM 3

8' 6" x 7' 5" (2.59m x 2.26m) (max) Good sized third bedroom with window to rear aspect with outlook over the garden. High ceiling. Central heating radiator. Alcove with hanging rail.

FIRST FLOOR

STAIRS/LANDING

Stairs from ground floor to first floor landing with tall arch top sash window to front aspect. High ceiling. Doors to bedrooms and bathroom.

BEDROOM 1

10' 8" x 9' 8" (3.25m x 2.95m) (max) Attractive double bedroom with tall arch top window to rear aspect with outlook over the grounds and village beyond. High ceiling. Central heating radiator. Range of quality fitted bedroom furniture in light wood effect finish including; wardrobes and high level storage cupboards. TV and telephone points. Door to en-suite.

EN-SUITE

4' 11" x 4' 6" (1.5m x 1.37m) Tall arch top window to rear aspect. White suite comprising; low level w.c., pedestal hand wash basin with fitted mirror and lighting over and sliding glass doors to a tiled corner shower enclosure with mixer shower. Recess spotlighting. Extractor fan. Shaver point.

BEDROOM 2

8' 9" x 7' 3" (2.67m x 2.21m) Spacious second bedroom with high ceiling and tall arch top sash window to front aspect. Central heating radiator.

BATHROOM

8' 11" x 5' 10" (2.72m x 1.78m) (max) Spacious bathroom with white suite comprising; low level w.c., pedestal hand wash basin with fitted mirror and lighting over, and bath with tiled surround and mixer tap with shower head attachment. Large fitted mirror. Shaver point. Extractor fan. Double doors to airing cupboard complete with gas boiler and shelving.

OUTSIDE

FRONT

Open front garden area laid to decorative gravel and planted with mature shrubs.

REAR GARDEN

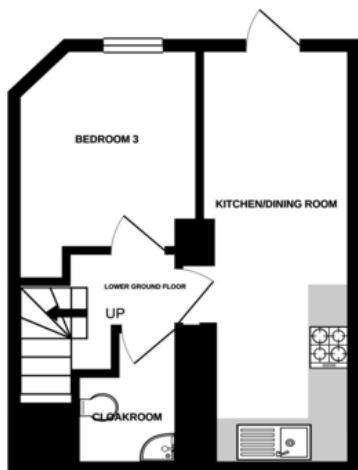
Generous sized rear garden enclosed by hedging with path and gate leading to rear access and parking area. Laid mainly to lawn with block paved patio area.

COMMUNAL FACILITIES:

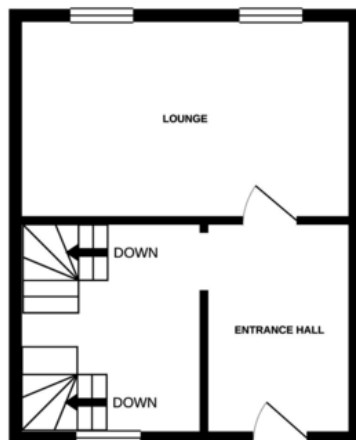
Attractive fully landscaped and maintained grounds surround the development. The grounds also include a fitness room, cycle store and drying room.



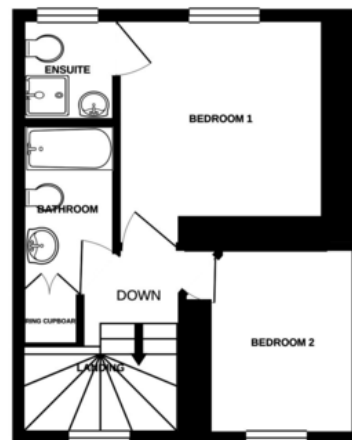
LOWER GROUND FLOOR



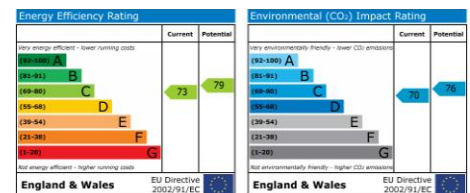
GROUND FLOOR



1ST 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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