



5 Lawrence Walk

Exminster, Exeter, EX6 8TP

FIRST ON THE MARKET IN 16 YEARS. A striking Grade II listed 2 bedroom townhouse style property forming part of the highly desirable Devington Park development on the edge of the popular village of Exminster. This superb property offers light and airy accommodation with elegant high ceilings and tall sash windows. The well appointed accommodation has been arranged over three storeys and the lovely reception hall sets the tone for the rest of the house. A double bedroom, single bedroom and bathroom occupy the first floor and the main bedroom comes with a walk-in dressing room (previously an en-suite shower room which we understand could be easily re-instated). The reception hall and the lounge occupy the ground floor and from here, stairs lead to the first floor and lower ground floor levels. The lower ground floor has received a complete makeover and now provides a cloakroom/WC along with a superb open-plan kitchen/diner, very much the showcase feature and social hub of the property which spills out onto the generous rear garden. In addition to the rear garden, all residents' have exclusive use of the well maintained communal grounds. Furthermore, residents' are also able to use the communal fitness room, cycle store and drying room equipped with tumble dryers. A private parking space comes with the property and visitors parking is also available.

At Devington Park you buy a beautiful home and buy into a special community lifestyle. Strong interest anticipated and early viewings recommended to avoid disappointment.

Guide Price £275,000

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- Reception Hall
- Cloakroom/WC
- Elegant High Ceilings
- Well Maintained Communal Grounds
- Lounge
- 2 Bedrooms, Bathroom
- Communal Fitness Room, Cycle Store & Drying Room
- Kitchen/Diner (underfloor heating)
- Gas Central Heating
- Private Parking Space & Visitors Parking

Attractive front door to..

Reception Hall

8'2" m x 6'9" (2.50 m x 2.08)

Lounge

15'1" m x 9'3" m (4.61 m x 2.82 m)

On The Lower Ground Floor

Inner Hall Area

Cloakroom/WC

Kitchen/Diner

19'2" m x 14'6" m (5.86 m x 4.42 m)

On The First Floor

Landing

Bedroom 1

9'6" m x 9'1" m (2.90 m x 2.77 m)

Walk-in Dressing Room

5'6" m x 4'8" m (1.68 m x 1.43 m)

Bathroom

9'2" m x 5'5" m (2.80 m x 1.67 m)

Bedroom 2

8'1" m x 7'3" m (2.47 m x 2.22 m)

Outside

Location Information

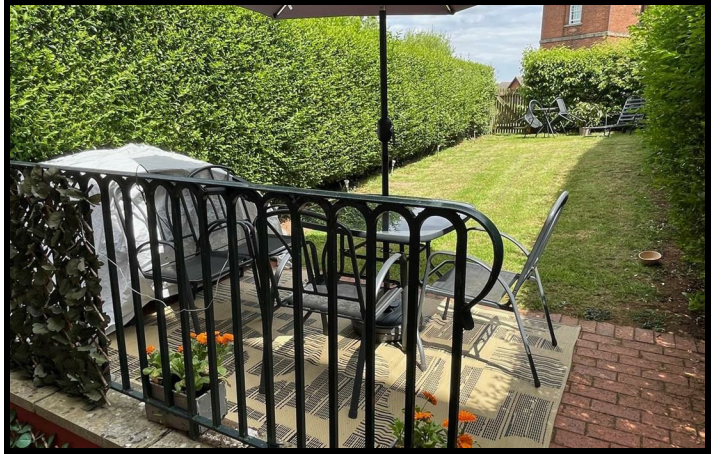
Lease Information. Originally 999years

Service Charge - £1944.00 per P.A.

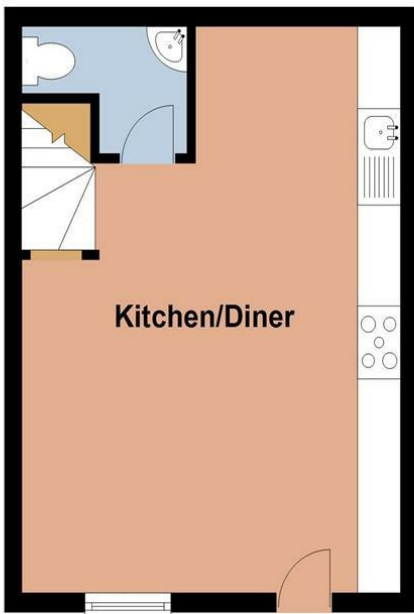
Ground Rent - £125 P.A.



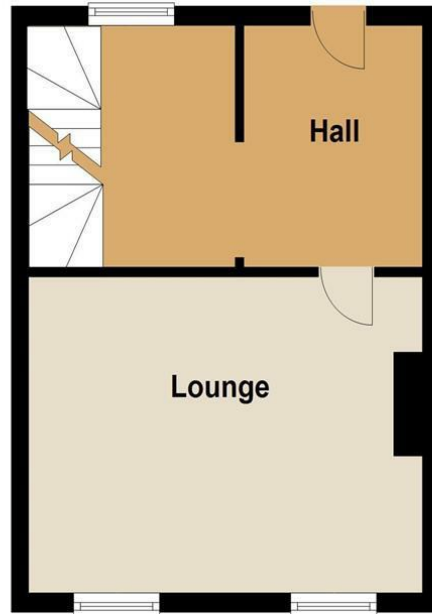
Directions



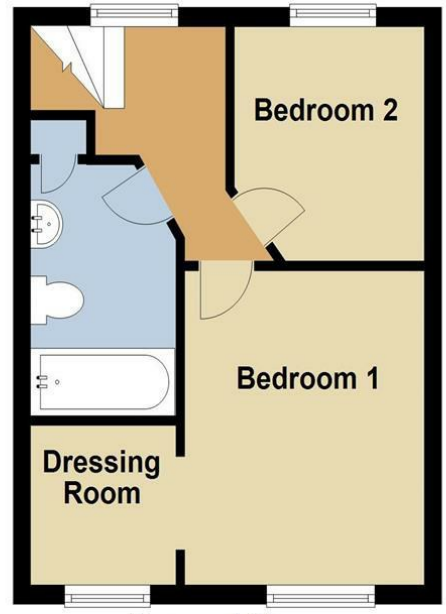
Floor Plan



Ground Floor



First Floor



Second Floor

Total area: approx. 76.4 sq. metres (822.4 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	