

# 2 Mansion House, Devington Park, Exminster, Devon

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# A beautifully presented apartment in this stunning Grade II listed building

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## Summary of accommodation

**Ground Floor:** Sitting/dining room | Kitchen | Cloakroom | Balcony

**Lower Ground Floor:** Principal bedroom with dressing room and en suite bathroom | One further bedroom | Study | Shower room

**Outside:** Communal gardens | Allocated parking

## Distances

Exeter city centre 4.0 miles, M5 (Jct 30) 3.4 miles

Exeter St. David's station 5.2 miles (2 hours to London Paddington)

Exeter Airport 5.9 miles (1 hour to London City Airport)

(All distances and times are approximate)

## Location

The property is in the popular village of Exminster, to the south of Exeter. The area has easy access to the city centre and the surrounding Exeter suburbs, while also being within easy reach of the beautiful Devon countryside.

Exminster has several everyday amenities, including a post office, a small supermarket, a café and a village pub. Exeter city centre, with its excellent shopping, leisure and cultural facilities, is less than four miles away.

The area has plenty of leisure activities to choose from, with sailing on the River Exe at Starcross, walking on the South West Coastal Path and nearby on Dartmoor. Golf is available nearby at Exminster Golf Centre and Exeter Golf and Country Club at Wear Park. There is also a selection of stunning beaches within 15 miles of the property.



The area offers excellent transport links and Exeter's four mainline train stations are all less within easy reach. Trains run regularly to the smaller nearby towns and cities, as well as Bristol, Plymouth and London Paddington. The M5 is just a short drive away, providing links to the national motorway network, while Exeter International Airport, five miles away, offers both local and international flights.

The region is well served by good private and state schools such as St. Michael's CofE Academy, Ide Primary School and St. Leonard's CofE Primary School, all rated 'Outstanding' by Ofsted. Independent schooling can be found at The New School in Exminster, and in Exeter at Exeter School, The Maynard School and Exeter Cathedral School, among others.

## The property

This stylish apartment forms part of Mansion House, a Grade II listed former hospital, dating from the mid-19th century and sitting at the heart of the development. The handsome red-brick building houses several luxury apartments, with this two bedroom, split-level specimen featuring elegant, attractive accommodation with high ceilings and neutral décor throughout.





The apartment is located on the ground level and lower ground level of the building and features a well-presented sitting and dining room on the ground floor. There is also a kitchen fitted with shaker-style units to base and wall level, an integrated double oven, gas hob and extractor hood, dishwasher and washer/dryer, fridge and freezer.

The bedrooms are located on the lower ground floor, as well as a useful study space in the stairwell. The principal bedroom has a walk-through dressing room with built-in storage, as well as an en suite bathroom and French doors opening onto a terrace. There is also a second bedroom, and a separate shower room on the lower ground level and door to an outside storage area.

## Garden and grounds

The apartment has a private balcony area, accessed via a door from the ground floor hallway. The building is set within 11 acres of landscaped grounds, with wellmaintained lawns and terracing, as well as a beautiful pond. The apartment has two allocated parking spaces and there is ample parking at the front of the building and throughout the grounds. The property also benefits from a fully equipped residents gym with shower facilities and an external bike store.

## Services

Mains gas/electric and sewage.

## Directions

Postcode: EX6 8UJ

what3words: ///buddy.nerve.eager

## Property information

Tenure: Leasehold - 999 years from 31 December 2000. 977 years remaining

Local Authority: Teignbridge District Council

Council Tax: BandD

EPC Rating: C

Guide Price: £300,000

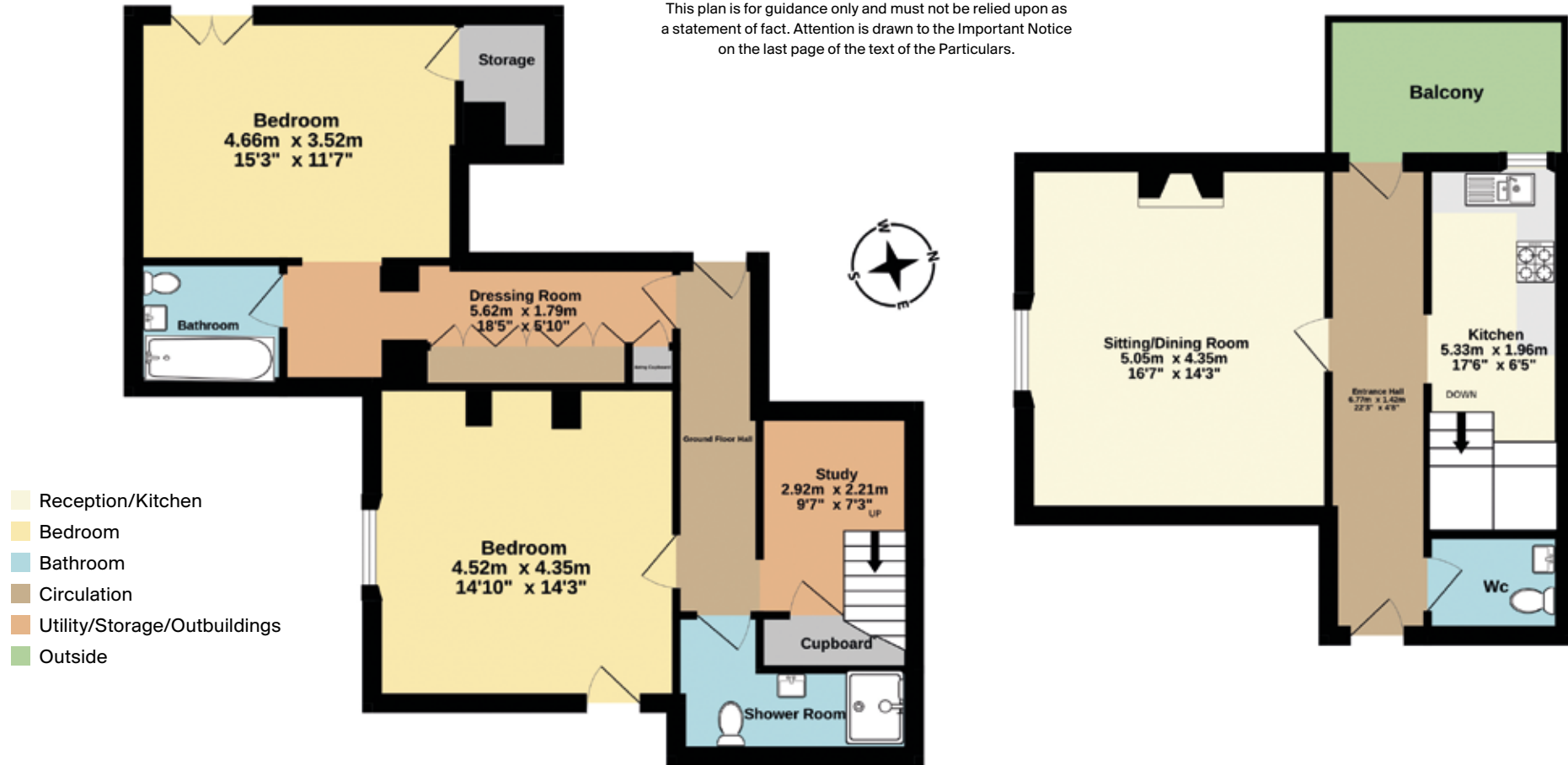


Lower Ground Floor  
70.5 sq.m. (759 sq.ft.) approx.

Approximate Gross Internal Floor Area  
114.8 sq m (1235 sq ft)

Ground Floor  
44.2 sq.m. (476 sq.ft.) approx.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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