



Devington Park, Exminster, Exeter, EX6 8UJ

Desirable location | Period features | Enclosed court yard garden | Allocated parking
Communal gardens | Unusual configuration | Close to local amenities | Leasehold

Offers In Region Of: £250,000

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HERE TO GET *you* THERE

Devington Park, Exminster, Exeter, EX6 8UJ

This unusual property comes to the market, in need of a little bit of TLC but with huge potential, it is in the desirable Devington park development offering a garden room, one bedroom, a study and a good size lounge and more, there are stunning communal gardens, along with allocated parking, leasehold, ground rent £125 PCA, lease 999 years from 31st December 2000, service charge £750 Per 6 months

ENTRANCE HALL

Window to the front aspect, radiator, stairs to the lower ground floor, stairs to the first floor, double doors to the garden room.



GARDEN ROOM

1.95m (6' 5") x 3.19m (10' 6")

Large patio doors leading to the court yard garden.



BATHROOM

1.71m (5' 7") x 1.94m (6' 4")

Window to the side aspect, bath with shower over, hand basin, low level WC, radiator.



BEDROOM ONE

3.00m (9' 10") x 3.00m (9' 10")

Window to the rear aspect, built in wardrobes, over stairs cupboard, radiator.



KITCHEN

3.57m (11' 9") x 2.53m (8' 4")

High and low level cupboards, built in eye level oven and grill, built in hob and extractor, roll top work surfaces, built in fridge freezer, space for a washing machine, breakfast bar, opening to the lounge area.



LOUNGE

4.90m (16' 1") x 4.17m (13' 8")

Two windows to the rear aspect, door to the court yard garden, feature fire place, radiator, door to bedroom two / study.



BEDROOM TWO STUDY

2.11m (6' 11") x 3.53m (11' 7")

Window to the side aspect, radiator.



OUTSIDE

To the rear is a fully enclosed court yard garden, with a gate allowing access to the communal garden, there are also views over the communal gardens.

To the front of the property are steps leading to the communal front door, on the left after you enter the communal front door you will find the front door to this property, there is also an allocated parking space.



REAR ASPECT



COMMUNAL GARDEN

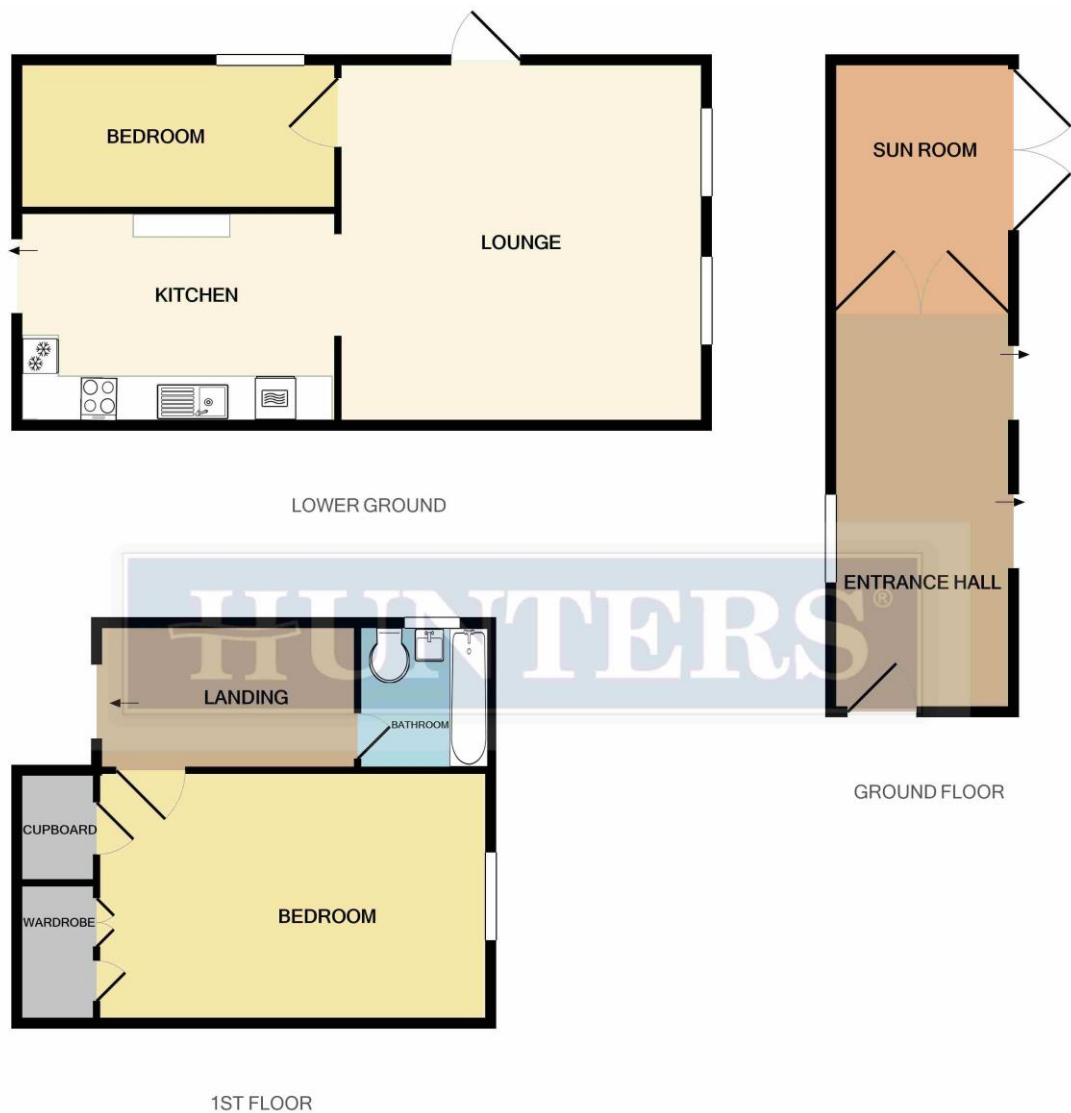


OPENING HOURS

Monday to Friday 09:00 to 17:30
Saturday 09:30 to 14:00

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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