



Attractive and well presented two bedroom town house in the highly popular Devington Park development on the edge of the village of Exminster. This superb property offers light and airy accommodation with high ceilings and tall windows, and features; newly fitted modern kitchen, attractive living/dining room with french doors opening onto the garden, two bedrooms - master bedroom with en-suite and a bathroom. The property also benefits from an enclosed private garden, allocated parking and use of the communal facilities.

**Dartington Walk**  
Exminster £265,000

**West of** 



# Dartington Walk Exminster £265,000

Attractive town house | Two good sized bedrooms | Light and spacious triple aspect living/dining room | Modern recently updated kitchen | Modern recently updated bathroom | Master bedroom with en-suite | Enclosed southerly facing rear garden | Allocated parking space, plus visitors spaces | Use of all communal grounds and amenities

## PROPERTY DETAILS:

### APPROACH

Front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive entrance hallway with high coved ceiling. Stairs to first floor. Above with coat hanging space and door to understair cupboard. Radiator. Entry phone. Doors to kitchen and living/dining room.

### KITCHEN

8' 4" x 7' 1" (2.54m x 2.16m) Bright and airy kitchen with tall sash window to front aspect and feature high arched ceiling. Modern fitted kitchen recently updated by current owner featuring a range of base, wall and drawer units in high gloss white finish. Worktop with tiled surround and inset stainless steel sink. Integral electric oven and ceramic hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Tiled floor.

### LIVING/DINING ROOM

Wonderful light and spacious triple aspect room with high coved ceiling and two tall sash windows to side and rear aspect with outlook over the garden. Two radiators. TV and telephone points. French doors opening onto the garden.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to bright first floor landing with tall arch top sash window to front aspect. Double doors to built-in airing cupboard housing the gas combi boiler and shelving. Doors to bedrooms and bathroom.

#### BEDROOM 1

13' 7" x 9' 0" (4.14m x 2.74m) (max to back of wardrobes, plus deep door recess) Light and airy triple aspect double bedroom with tall sash windows to rear and side aspects. High coved ceiling. Radiator. TV point. Range of built-in wardrobes complete with hanging rail and shelving. Two high level loft style storage cupboards.

#### EN-SUITE

9' 6" x 2' 8" (2.9m x 0.81m) Modern en-suite with white low level w.c., pedestal hand wash basin and glass door to tiled shower enclosure with Mira electric shower. Radiator. Extractor fan. Shaver point. Recess spotlight.

#### BEDROOM 2

8' 7" x 7' 2" (2.62m x 2.18m) Good sized second bedroom with high arched ceiling and tall arch top sash window to front aspect. Radiator.

#### BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m) (max) Recently updated bathroom with modern white suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment and glass screen. Radiator. Shaver point. Extractor fan. Recess spotlight.

### OUTSIDE

#### FRONT

Small open front garden area laid to gravel with a range of plants and shrubs.

#### PARKING

A residents parking area is located to the front of the property with a marked allocated parking space for one vehicle. Further visitors parking is also available.

#### REAR GARDEN

Good sized level garden with southerly aspect and enclosed by hedgerow, with block paved patio adjoining the rear of the property leading onto a lawned garden with step stone path leading down to rear access gate.

### COMMUNAL FACILITIES

Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a small lake with a natural conservation area.

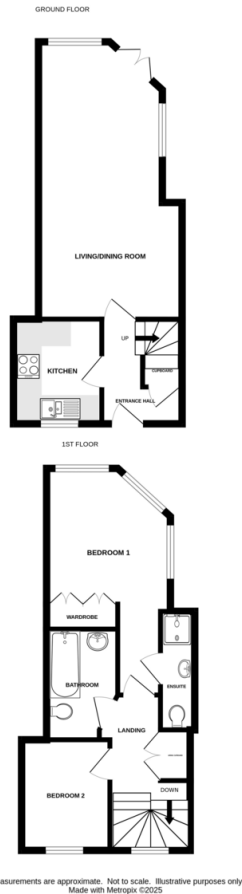
### AGENTS NOTES:

The property is leasehold - 999 years from year 2000 with 974 years remaining.

The annual ground rent is £125.00.

The service charge is £975 per half year (including building insurance, exterior cleaning of the windows (every 6 months), maintenance of all gardens, cleaning of communal areas, free fitness room, dryer room and bike store, maintenance repair and painting on the exterior of the property).

Council Tax Band : D - Teignbridge District Council



EPC TO FOLLOW



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