



A light and spacious ground floor apartment set within a highly popular village, offering excellent access to Exeter and local amenities. This Grade II listed property features high ceilings and tall windows, creating a bright and airy feel throughout. The accommodation includes two double bedrooms, with a master en-suite, a modern kitchen, and a generous double aspect living/dining room. Further benefits include use of well-maintained communal grounds and facilities, allocated parking for one vehicle, and the advantage of being offered chain free.

Lower Cloister Walk, Devington Park  
Exminster O.I.E.O. £200,000

West of 

# Lower Cloister Walk - Devington Park – Exminster – O.I.E.O. £200,000

Light and spacious ground floor apartment | Two generous double bedrooms | Light and spacious double aspect living/dining room | Modern fitted kitchen | Master bedroom with en-suite | Located in a highly popular village | Grade II listed with character features including high ceilings and tall windows | Easy access to Exeter and local amenities | Allocated parking and use of communal grounds and facilities | Chain free

## APPROACH

Covered entrance walkway leading to front door for Apartment 5. Outside light.

## ENTRANCE HALLWAY

Spacious T shape hallway with high coved ceiling. Two radiators. Range of storage cupboards. Entry phone. Double doors to built-in cupboard complete with shelving. Doors to living/dining room, bedrooms and bathroom.

## LIVING/DINING ROOM

19' 3" x 11' 1" (5.87m x 3.38m) (max) Bright and spacious double aspect room with tall arch top sash window to front aspect with outlook over the communal gardens and further arch top window to rear. High coved ceiling and picture rail. Two radiators. Feature fireplace with ornate mantle and marble effect inset and hearth (space to house an electric fire). TV and telephone points. Arch to kitchen.

## KITCHEN

10' 3" x 4' 8" (3.12m x 1.42m) Modern fitted kitchen with range of base, wall and drawer units in a colour combination of white and cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Further integral appliances feature; fridge, freezer, dishwasher and washer/dryer. Recess spotlights. Wall mounted gas combi boiler. Large arched sash window to front with lovely outlook over the communal gardens.

## BEDROOM 1

12' 0" x 10' 2" (3.66m x 3.1m) (max) Spacious master bedroom with high coved ceiling and tall arch window to the rear. Radiator. TV and telephone points. Door to en-suite.

## ENSUITE

5' 7" x 5' 5" (1.7m x 1.65m) White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and glass sliding door to tiled shower enclosure with electric shower. Quality wood effect flooring. Extractor fan. Radiator. Shaver point.

## BEDROOM 2

10' 5" x 8' 0" (3.18m x 2.44m) Further good sized double bedroom with high coved ceiling and tall arch top window to rear aspect. Radiator.

## BATHROOM

7' 9" x 4' 0" (2.36m x 1.22m) White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, with mixer tap and large fitted showerhead and further handset. Quality wood effect flooring. Radiator. Extractor fan. Shaver point.

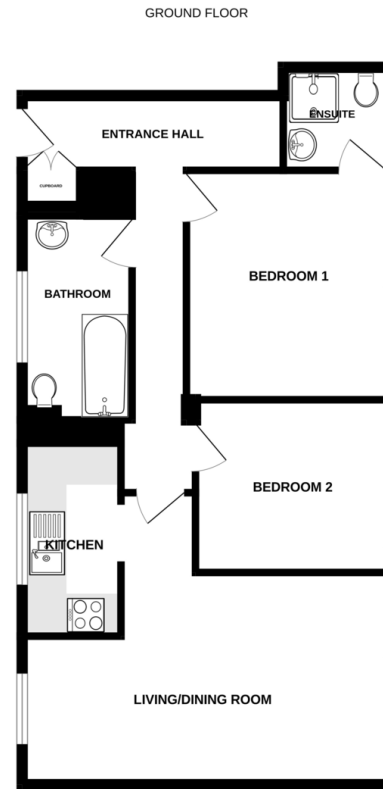
## OUTSIDE

## COMMUNAL FACILITIES

Residents have the use of wonderful communal grounds surrounding the development including large pond with seating areas, fitness room, drying room and bike store.

## PARKING

Allocated parking space and ample visitors parking located at the front of the development.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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