



Devington Park

Exminster

Offers in excess of £320,000

West of EX

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Exminster O.I.E.O. £320,000

A wonderful first floor apartment offering light and spacious accommodation throughout, with tall windows and high ceilings - creating a bright and airy feel. Accessed via a lift or stairs, the apartment features an impressive open-plan living, dining and kitchen area - ideal for modern living and a contemporary fitted kitchen is well equipped and stylish. There are three generous double bedrooms, including a master bedroom with en-suite, along with a modern shower room. Residents enjoy use of the communal grounds and facilities, plus the property has two allocated parking spaces. Situated on the edge of the popular village of Exminster, the property offers excellent access to the city of Exeter, main road networks, coast and the wonderful Dartmoor. Chain Free.

Wonderful first floor apartment | Light and spacious accommodation throughout | Tall windows and high ceilings creating a bright and airy feel | Lift access to all floors | Impressive open-plan living, dining and kitchen space | Modern fitted kitchen | Three generous double bedrooms | Master bedroom with en-suite | Contemporary shower room | Chain Free

APPROACH

The property is accessed via a communal impressive communal entrance lobby with door leading to a further hallway area with stairs and lift leading up to the first floor communal landing with front door to No 7.

ENTRANCE HALLWAY

From the first-floor landing, the entrance to No. 7 opens into a spacious and attractive hallway, featuring a high coved ceiling and elegant Victorian-style flooring. There is also a radiator and entry phones for both the main gates and communal entrance to the mansion house. The hallway has doors to various cupboard spaces which including one with shelving, another housing the hot water tank and gas boiler, plus two high level doors lead to some loft space style storage areas. There are also doors providing access to the shower room, the master bedroom and the main living accommodation.

SHOWER ROOM

9' 5" x 5' 4" (2.87m x 1.63m) A stylish and generously proportioned shower room featuring a high ceiling that enhances the sense of space. The room is fitted with a modern white suite comprising a low level w.c. and a contemporary wall-mounted wash hand basin set beneath a large mirror. A spacious walk-in shower enclosure with glazed screen is finished with attractive tiling and a mixer shower. Natural light is provided by a sash window, while complementary wall lighting adds warmth. The room is completed with tiled walls, a tiled floor and radiator.

BEDROOM 1

14' 0" x 11' 8" (4.27m x 3.56m) A superbly spacious master bedroom with tall sash window and high coved ceiling with recess spotlights. Radiator. Door to en-suite.

EN-SUITE

7' 3" x 6' 7" (2.21m x 2.01m) A contemporary en-suite shower room finished to a high standard, featuring a spacious walk-in shower with glazed screen and attractive marble-effect wall panels. The modern white suite comprises a low-level WC and a



wall-mounted vanity unit with integrated wash hand basin and storage beneath. Complemented by sleek wall tiling, a tiled floor and modern lighting, the room also benefits from natural light via a window and radiator, creating a stylish and practical en-suite facility.

LIVING/DINING ROOM

24' 0" x 18' 2" (7.32m x 5.54m) A spacious and bright open plan living and dining area featuring high ceilings with decorative cornice and 3 large sash windows providing excellent natural light and wonderful views over the central Cloisters area and gardens. The room offers an abundance of space for living and dining room furniture with quality wood effect flooring throughout and four radiators. Opening through to the kitchen area.

KITCHEN

16' 8" x 5' 4" (5.08m x 1.63m) A stylish, contemporary kitchen fitted with sleek white units and granite worktops, complemented by stainless steel wall cabinets and integrated appliances including; eye-level electric double oven, five ring gas hob, dishwasher and washing machine. The space is enhanced by a striking coloured splashback and tiling, with ample work surface and storage. Quality wood effect flooring continues from the living/dining room creating a practical and modern kitchen ideal for everyday use and entertaining.

USEFUL MULTI-USE ROOM

7' 5" x 5' 4" (2.26m x 1.63m) Located also from the living/dining room is a useful room space that lends itself to a multitude of uses including; office/study space or further storage area.

INNER HALLWAY

A small inner hallway leads off from the living/dining area with matching quality wood flooring and doors leading to bedrooms 2 & 3.

BEDROOM 2

14' 6" x 12' 4" (4.42m x 3.76m) (max) Wonderful light and spacious second double bedroom with tall sash window to rear aspect, and high coved ceiling with recess spotlights. Radiator. Door to rear communal stairwell and fire exit.

BEDROOM 3

14' 6" x 11' 8" (4.42m x 3.56m) (max) Further ample sized double aspect third double bedroom with two tall sash windows to side and rear aspect. High coved ceiling with recess spotlights, tv point and two radiators.

OUTSIDE

PARKING

The property benefits from two allocated parking spaces located around the front and side area to the mansion house entrance. Further visitors spaces are available.

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 natural conservation area with large water feature and seating.

AGENTS NOTES

To the best of the Vendors knowledge they have advised the following:

Tenure: Leasehold - 999 years from year 2000 with 973 years remaining.

Ground Rent: Annual £125.00.

Service Charge: £1,225.82 per half year (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens - including private 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

Council: Teignbridge District Council

Parking: Two allocated parking space and additional visitors parking

Garden: Enclosed garden to rear

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water: Mains

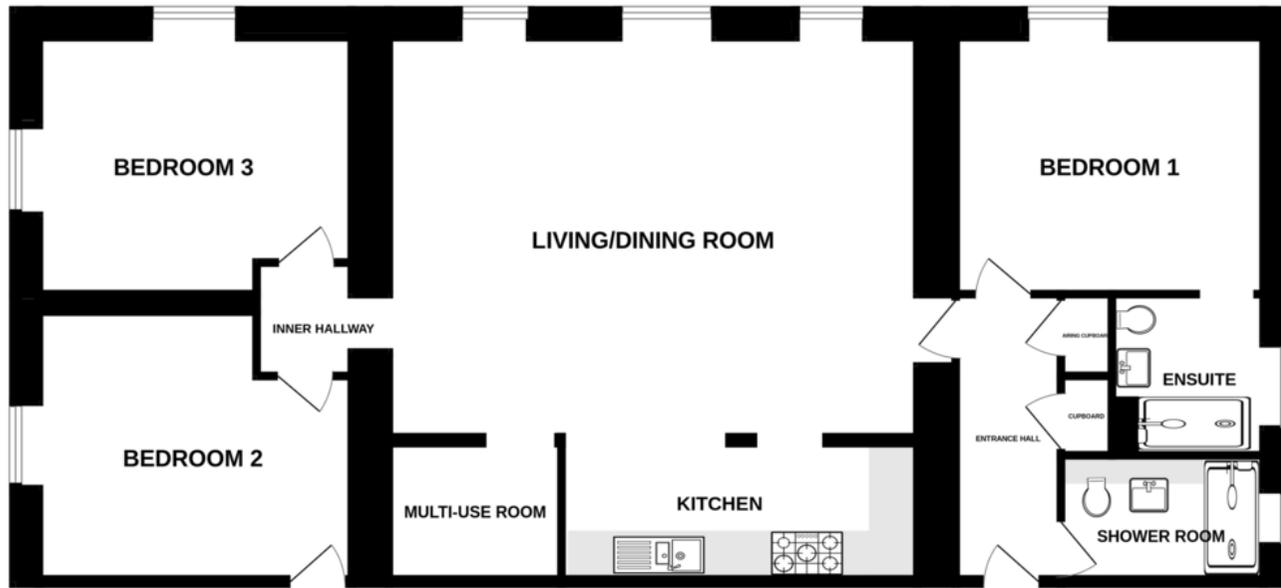
Sewerage: Mains

Broadband: Standard - Highest available download speed is 19 Mbps and the Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			

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