



# Lawrence Walk

Exminster Offers in excess of £250,000

West of 

# Lawrence Walk

Exminster O.I.E.O. £250,000

Situated within a stunning conversion of a historic Victorian Hospital, this superb two bedroom townhouse combines character, charm and modern living in an enviable setting. The attractive red-brick façade, elegant arched windows and high ceilings are a nod to the building's heritage, while the well planned accommodation offers comfortable living throughout. The property features a welcoming entrance hall, a spacious living room, a wonderful spacious open plan kitchen/breakfast/dining room with modern fitted kitchen, two well-proportioned bedrooms and a contemporary family bathroom. The property also has a generous sized rear garden with attractive courtyard area. This unique home offers characterful accommodation within easy reach of local amenities, transport links and countryside walks. Chain Free.

Attractive three storey town house | Two bedrooms | Light and spacious living room | Lower ground floor open plan kitchen/breakfast/dining room | Modern fitted kitchen | Master bedroom with dressing room and en-suite | Modern bathroom | Attractive enclosed rear garden | Use of all communal grounds and amenities | Chain Free

## GROUND FLOOR

### APPROACH

Front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Spacious entrance hallway leading around to further hallway with tall arch top sash window and stairs to lower ground floor and first floor. High ceilings. Quality engineered oak floor. Door to living room.

### LIVING ROOM

15' 1" x 9' 2" (4.6m x 2.79m) Wonderfully bright and airy living room with two tall arch top windows to rear aspect with outlook over the gardens. Quality engineered oak floor. Two radiators. High ceiling with picture rail. Feature fireplace with modern mantle with feature lighting, polished granite effect inset and hearth with space for electric fire. TV and telephone points.

### LOWER GROUND FLOOR

#### OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM

19' 3" x 15' 1" (5.87m x 4.6m) (max) Stairs lead down from the ground floor to a superb open plan kitchen/breakfast/dining room area with tiled floor and underfloor heating. Modern fitted kitchen with range of base and drawer units in a high gloss white finish. Worktops with coloured glass splashbacks and inset acrylic sink. Slot-in range style cooker with 5 ring gas hob. Integral washing machine, dishwasher and slimline wine cooler. Space for freestanding fridge/freezer. Feature alcove with light and shelving. Window to rear and glass panel door to garden. Radiator. TV and telephone points. Door to cloakroom.

### CLOAKROOM

6' 6" x 4' 3" (1.98m x 1.3m) Modern white suite comprising; low level w.c. and corner hand wash basin with tiled splashback. Extractor fan.



## FIRST FLOOR

### STAIRS/LANDING

Stairs from ground floor entrance hallway to a bright and airy first floor landing with tall arch top sash window and high coved ceiling. Doors to bedrooms and bathroom.

### BEDROOM 1

9' 6" x 9' 0" (2.9m x 2.74m) Spacious double bedroom with high ceiling and tall arch top window to rear aspect with outlook over the garden. Radiator. TV and telephone points. Door to high level storage cupboard. Doorway to dressing room.

### DRESSING ROOM

5' 4" x 4' 5" (1.63m x 1.35m) Useful dressing room which was an ensuite and still has the connections to put back if wanted. Range of fitted storage, shelving and hanging system. Tall arch top window to rear aspect.

### BEDROOM 2

8' 0" x 7' 1" (2.44m x 2.16m) (max) Good sized second bedroom with high coved ceiling and tall arch top sash window to front aspect. Radiator. Wood effect laminate flooring.

### BATHROOM

9' 3" x 5' 5" (2.82m x 1.65m) (max) White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and bath with tiled surround, glass shower screen and antique style mixer tap with shower head attachment. Shaver point. Radiator. Extractor fan. Recessed spotlight. Door to airing cupboard housing a gas combi boiler and shelving.

## OUTSIDE

### FRONT

Small open garden area laid to gravel.

### REAR GARDEN

The property enjoys an attractive private rear garden, providing a wonderful outdoor space for relaxing and entertaining. A decked courtyard area immediately to the rear of the property offers ample room for outdoor dining and seating, with steps leading up to a substantial lawn bordered by mature hedging with a step stone pathway leading to a rear gated access. Combining generous outside space with low-maintenance features, the garden perfectly complements the character of the property and is ideal for enjoying the warmer months.

### PARKING

Allocated parking space located in residents parking area to front of property with further visitors spaces.

### 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

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

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

Gound Rent: Annual £294.60.

Service Charge: £1050.00 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: One allocated parking space and additional visitors parking

Garden: enclosed private garden and use of the communal gardens/grounds.

Electricity: Mains

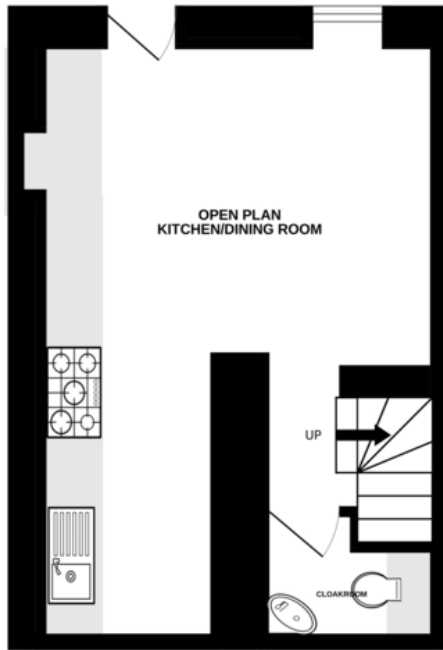
Gas: Mains

Heating: Gas central heating

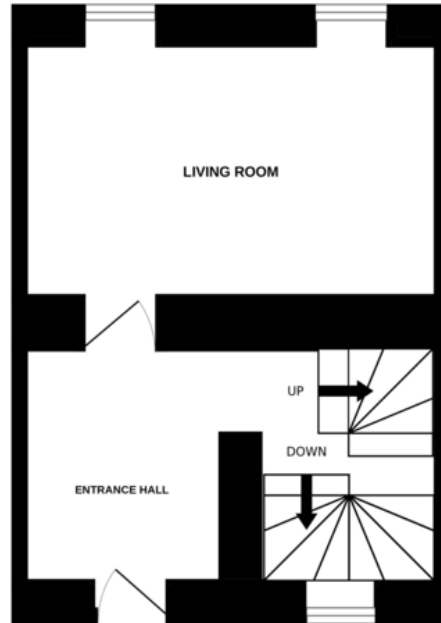
Water: Mains



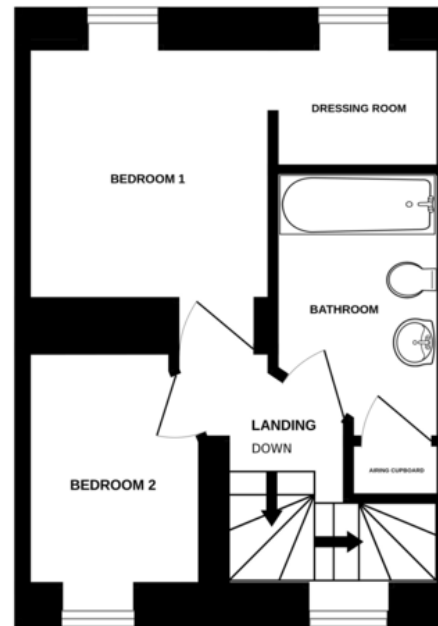
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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