



INVESTMENT BUYERS OPPORTUNITY to purchase this 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; modern fitted kitchen, attractive lounge/dining room with French door to garden, two bedrooms - master bedroom with en-suite and a shower room. The property also benefits from an enclosed private garden, allocated parking and use of the communal facilities. Currently rented out on a Shorthold tenancy with a monthly rent of £800 and a 5% yield.

**Dartington Walk**  
Exminster £195,000

**West of** 



# Dartington Walk Exminster £195,000

Beautifully presented town house | Two bedroom | Light and airy lounge/dining room | Modern fitted kitchen | Master bedroom with en-suite | Attractive shower room | Enclosed private garden | Allocated parking space | Use of communal facilities and grounds | Chain Free

## PROPERTY DETAILS:

### APPROACH

Front door to entrance hallway. Outside light.

### LOUNGE/DINING ROOM

15' 0" x 9' 5" (4.57m x 2.87m) Attractive room with high feature ceiling and picture rail. Tall arched window to rear aspect with outlook over the garden. Arched glass panel French door to garden. Two central heating radiators. Quality wood effect laminate flooring. TV and telephone points.

### ENTRANCE HALLWAY

High coved ceiling. Understair storage cupboard. Central heating radiator. Quality wood effect laminate flooring. Telephone point. Entrance phone. Stairs to first floor. Doors to lounge/dining room and kitchen.

### KITCHEN

8' 5" x 6' 6" (2.57m x 1.98m) Attractive kitchen with high coved ceiling and arched sash window. Modern fitted kitchen with range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Built-in electric oven and gas hob with extractor hood over. Integral fridge, freezer, washer/dryer and dishwasher. Ceramic tiled floor. Recessed halogen spotlighting.

### FIRST FLOOR

#### STAIRS/LANDING

High feature arched ceiling with picture rail. Arched sash window to front aspect. Door to large airing cupboard with gas central heating boiler and shelving. Doors to bedrooms and bathroom.

#### BEDROOM 1

9' 7" x 8' 10" (2.92m x 2.69m) (max) Light and airy double bedroom with high ceiling and arch window to rear aspect with views over the garden. Central heating radiator. TV and telephone points. Door to en-suite.

#### EN-SUITE

Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and tiled shower enclosure with glass door and mixer shower over with large shower head. Feature wall mirror with lighting. Recessed halogen lighting. Shaver point. Tiled floor.

#### BEDROOM 2

9' 7" x 5' 9" (2.92m x 1.75m) Arched window to rear aspect with views over the gardens. High feature ceiling. Central heating radiator.

#### SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.7m) Arched window to front aspect and high feature arched ceiling. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and tiled shower enclosure with glass door and mixer shower. Tiled floor. Central heating radiator.

### OUTSIDE

#### REAR GARDEN

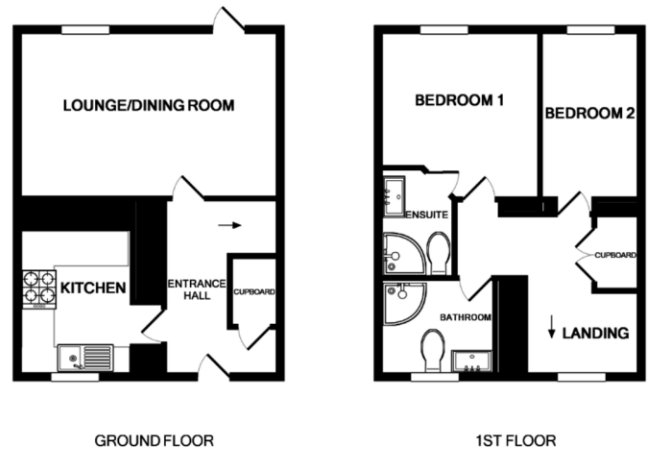
Level lawned garden with hedge surround and brick paved patio area. Path and gate to rear access.

#### PARKING

Allocated parking space and additional visitors parking available.

#### COMMUNAL FACILITIES

Attractive fully landscaped and maintained grounds surround the development. The grounds also include a fitness room, cycle store and drying room.



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967