



3 Mansion House is a highly desirable two bedroom duplex apartment, situated in the wonderful Devington Park development on the edge of the village of Exminster. This superbly presented property offers light and airy accommodation with high ceilings and tall windows, and comprises of; spacious double aspect living room with stairs leading down to a lower ground floor level featuring a large kitchen/dining room, two bedrooms, and modern shower room. The property also benefits from allocated and visitors parking, and the use of all communal facilities. Chain Free

Devington Park  
Exminster £230,000

West of 

# Devington Park Exminster £230,000

Attractive duplex apartment | Two bedrooms | Large double aspect living room | Spacious kitchen/dining room | Modern fitted kitchen | Modern shower room | Allocated parking and visitors parking | Use of the communal grounds and facilities | Excellent investment property or first home | Chain Free

## PROPERTY DETAILS:

### APPROACH

Steps lead up to large double doors leading into the communal entrance lobby.

### COMMUNAL ENTRANCE LOBBY

Very spacious and grand entrance lobby with high ceiling and chandeliers, plus seating area. Doors to adjoining apartments and front door to apartment No 3.

### LIVING ROOM

18' 9" x 14' 5" (5.72m x 4.39m) Front door leads into a very spacious living room with tall sash windows to front and side aspect. High coved ceiling and picture rail. Two radiators. Feature fireplace with ornate mantle and polished granite effect inset and hearth, with fitted electric fire. Entry phone. TV and telephone points. Stairs to lower ground floor.

### LOWER GROUND FLOOR

#### STAIRS/HALLWAY

Stairs from living room to lower ground floor. High coved ceiling. Radiator. Recess spotlights. Door to communal staircase/fire exit. Doors to kitchen/dining room and bedrooms.

#### KITCHEN/DINING ROOM

18' 7" x 10' 6" (5.66m x 3.2m) (max) Attractive kitchen/dining room with feature curved ceiling and sash window to side aspect. Range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with cooker hood over. Integral dishwasher, washer/dryer, fridge and freezer. Recess spotlights. Radiator. Part tiled floor. Matching wall cupboard housing gas boiler. Door to shower room.

#### SHOWER ROOM

10' 1" x 4' 0" (3.07m x 1.22m) Modern shower room with modern white low level w.c. and hand wash basin. Tiled wet room style shower enclosure with large fixed shower head and further handset and glass screen. Feature arched ceiling. Extractor fan. Part tiled walls and tiled floor. Chrome ladder style radiator. Recess spotlights.

#### BEDROOM 1

14' 3" x 12' 0" (4.34m x 3.66m) (max) Spacious double bedroom with high coved ceiling and tall sash window to side aspect. Radiator. Door to understair storage cupboard.

#### BEDROOM 2

7' 7" x 7' 6" (2.31m x 2.29m) Further good sized bedroom with high coved ceiling and tall sash window to side aspect. Radiator. Recess spotlights.

### OUTSIDE

#### COMMUNAL FACILITIES

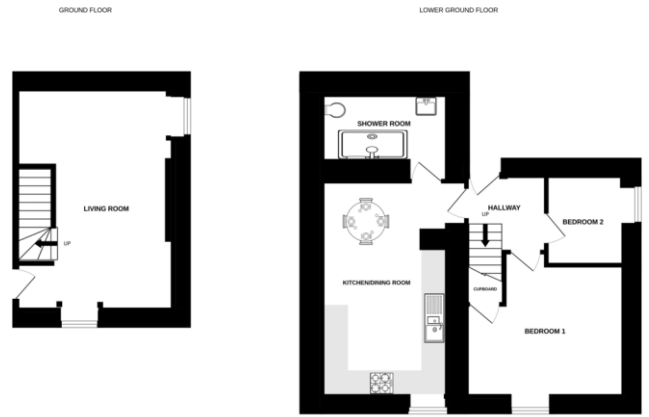
Attractive fully landscaped and maintained grounds surround the development. The grounds also include a fitness room, cycle store and drying room.

#### PARKING

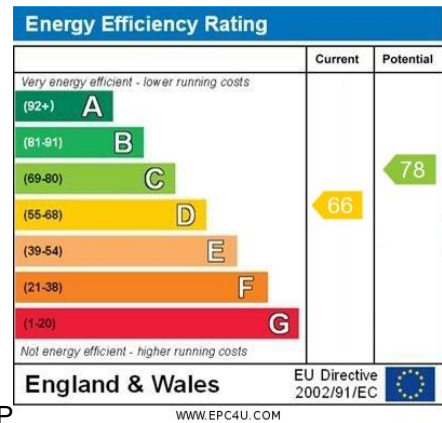
Allocated parking space located in front of the property, plus additional visitors parking spaces available within the development.

#### AGENTS NOTES:

The property is Leasehold - 999 years from 2000 with 976 years remaining.  
Maintenance charge - £1650 per year  
Ground rent - £125 per year



Measurements are approximate. Not to scale. Illustration prepared only. Made with Metagen CAD22



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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