



Located in the beautiful inner Cloisters area of Devington Park is this light and spacious first floor two bedroom apartment. This well presented property with high ceilings and tall windows comprises of; large open plan room with living/dining and kitchen areas with modern fitted kitchen, two double bedrooms - master with en-suite and bathroom. The property also benefits from the use of all the communal grounds and facilities, plus allocated and visitors parking. Chain Free

Upper Cloister Walk
Exminster £200,000

West of 

Upper Cloister Walk Exminster £200,000

Light and spacious apartment | Two double bedrooms | Large open plan living/dining and kitchen | Modern fitted kitchen | Master bedroom with en-suite | Bathroom | Use of all communal grounds and facilities | Allocated parking space and additional visitors parking | Ideal first home or investment property | Chain Free

PROPERTY DETAILS

COMMUNAL ENTRANCE

Steps lead up from residents car park to door leading to the inner lower cloisters area. Inner door to communal stairs to the upper cloister level. Front door to No 8.

ENTRANCE HALLWAY

Light and spacious entrance hallway with high covered ceiling. Full height window to front aspect. Wood effect laminate flooring. Telephone point. High level fitted shelving. Entry phone. Door to storage cupboard housing gas boiler. Doors to living room, bedrooms and bathroom.

OPEN PLAN LIVING/DINING/KITCHEN

LIVING ROOM AREA

19' 6" x 10' 3" (5.94m x 3.12m) Bright spacious double aspect room with tall arch top sash windows to front and rear aspect. High covered ceiling and picture rail. Two radiators. Meter cupboard. Opening through to the dining and kitchen area.

DINING/KITCHEN AREA

19' 6" x 7' 7" (5.94m x 2.31m) Further light and spacious double aspect room with tall arch top sash windows to front and rear aspect. High covered ceiling and picture rail. Radiator. Fitted kitchen with range of base, drawer and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral fitted electric oven and gas hob with extractor hood over. Space and plumbing for dishwasher. Integral fridge/freezer and washer/dryer. Further fitted base unit with solid wood worktop and breakfast area. Tiled floor. Recess spotlights.

BEDROOM 1

11' 3" x 9' 8" (3.43m x 2.95m) (max) Spacious master bedroom with high covered ceiling and tall arch top sash window to rear aspect. Radiator. TV and telephone points. Range of fitted bedroom furniture comprising; wardrobes and high level cupboards. Door to en-suite.

EN-SUITE

5' 4" x 4' 9" (1.63m x 1.45m) (max) High covered ceiling. White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and glass sliding doors to tiled shower enclosure with electric shower over. Radiator. Extractor fan. Shaver point. Recess spotlight.

BEDROOM 2

13' 0" x 7' 2" (3.96m x 2.18m) (max) Further double bedroom with high covered ceiling and tall arch top sash window to rear aspect. Radiator.

BATHROOM

6' 5" x 5' 3" (1.96m x 1.6m) High covered ceiling. White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and bath with tiled surround, mixer tap with shower head attachment and large mirror. Extractor fan. Shaver point. Radiator. Recess spotlights.

OUTSIDE

PARKING

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

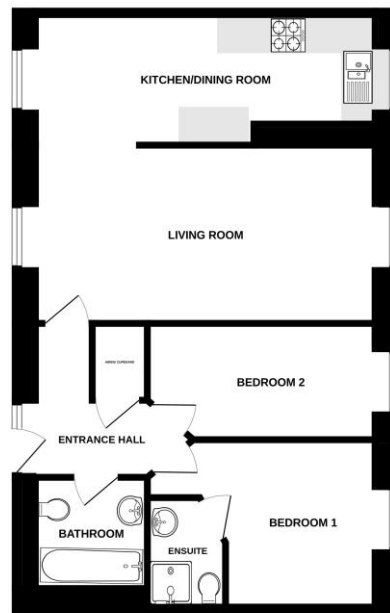
COMMUNAL FACILITIES

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

AGENT NOTES

The property is leasehold - 999 years from year 2000 with 976 years remaining.
The annual ground rent is £125.00 and has been set for 25 years from year 2000.
The service charge from July 2023 is £975 per half year (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all 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 : C - Teignbridge District Council
The property will be chain free

FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mergin 3/2023

EPC TO FOLLOW



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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