



West of 

Devington Park  
Exminster      £350,000



# Devington Park

Exminster £350,000

Unique and very spacious penthouse apartment situated in the highly desirable Devington Park development on the edge of the village of Exminster. This wonderful property offering spectacular views, and light and spacious living accommodation features; large entrance hallway with study area, superb open plan living, dining and kitchen/breakfast area, two very large double bedrooms both with en-suite bathrooms, and a further shower room. Residents of the development have the use of the communal gardens and facilities including a fitness room and drying room. The property has two allocated parking spaces and further visitors spaces are available. The property will be sold Chain Free.

Unique and highly individual penthouse apartment | Two large double bedrooms both with en-suite bathrooms | Large open plan living/dining/kitchen area | Modern fitted kitchen | Modern bathrooms | Master bedroom has dressing area and walk-in wardrobe | Further shower room | Wonderful panoramic views | Two allocated parking spaces and use of all communal facilities | Chain Free

## PROPERTY DETAILS:

### APPROACH

Steps lead up to a communal front door leading to a large communal lobby area with door to lift and stairs to the third floor. Glass panel front door to apartment 10.

### ENTRANCE HALLWAY

Spacious entrance hallway with high coved ceiling. Step up to a raised study area. Radiator. Entry phone. Door to airing cupboard housing hot water tank and gas boiler. Doors to living room, bedrooms and shower room.

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

45' 0" x 17' 6" (13.72m x 5.33m) (max) Wonderful open plan space with living room, dining room and kitchen/breakfast areas featuring .....

### LIVING ROOM AREA

17' 6" x 12' 7" (5.33m x 3.84m) (max)(some height restrictions) Spacious living room with window to front aspect and outlook over the development and down the tree lined avenue. Two central heating radiators. TV and telephone points. Recess spotlights. Door to boarded eaves storage. Leading through to the dining area..

### DINING ROOM AREA

16' 0" x 15' 8" (4.88m x 4.78m) (max) (some height restrictions) Further spacious dining room area with window to side aspect and wonderful outlook over the village and down towards the Exe estuary. Central heating radiator. Recess spotlights. Hatch to loft space. Door to fire escape stairs. Leading through to the kitchen/breakfast room area.....



### KITCHEN/BREAKFAST ROOM AREA

17' 4" x 12' 1" (5.28m x 3.68m) (max) (some height restrictions) Attractive kitchen/breakfast room with window to side aspect and outlook over the development and beyond. Modern fitted kitchen with a range of base and wall units in high gloss cream finish. Quartz worktop with tiled surround, carved drainer and inset sink with mixer tap. Integral electric oven and induction hob with pop up extractor fan. Integral fridge and dishwasher. Matching quartz breakfast bar area with raised bar area and space for seating. Concealed worktop lighting. High polished tiled floor.

### BEDROOM 1

14' 9" x 12' 7" (4.5m x 3.84m) (plus dressing room area) Large double bedroom with two windows to side aspect with lovely views over the village and Exeter beyond. Central heating radiator. TV and telephone points. Opening to dressing room area with window style opening to the main bedroom. Door to large walk-in wardrobe complete with hanging rails. Door to boarded eaves storage area. Door to en-suite bathroom.

### EN-SUITE BATHROOM

12' 0" x 5' 4" (3.66m x 1.63m) Attractive fully tiled bathroom with modern low level w.c., Travertine circular hand wash basin set on a quartz plinth with cupboard under and Jacuzzi style bath. Chrome ladder style radiator. Recess spotlights. Extractor fan. Shaver point.

### BEDROOM 2

15' 0" x 12' 0" (4.57m x 3.66m) (max with some reduced height) Further spacious double bedroom with two windows to front aspect with fitted ornate shutters, and outlook over the communal gardens and down Devington Avenue. Central heating radiator. TV and telephone points. Door to boarded eaves storage. Wall lighting. Door to en-suite bathroom.

### EN-SUITE BATHROOM

11' 6" x 5' 4" (3.51m x 1.63m) Attractive bathroom with moder white suite comprising; low level w.c., glass round hand wash basin set on a quartz plinth with cupboard under and tiled surround, folding glass screen and mixer tap with shower head attachment and further mixer shower. Fully tiled walls and floor. Extractor fan. Chrome ladder style radiator. Shaver point.

### SHOWER ROOM

5' 5" x 5' 4" (1.65m x 1.63m) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under; and glass sliding doors to tiled shower enclosure with mixer shower. Chrome ladder style radiator. Recess spotlights. Extractor fan.

### 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

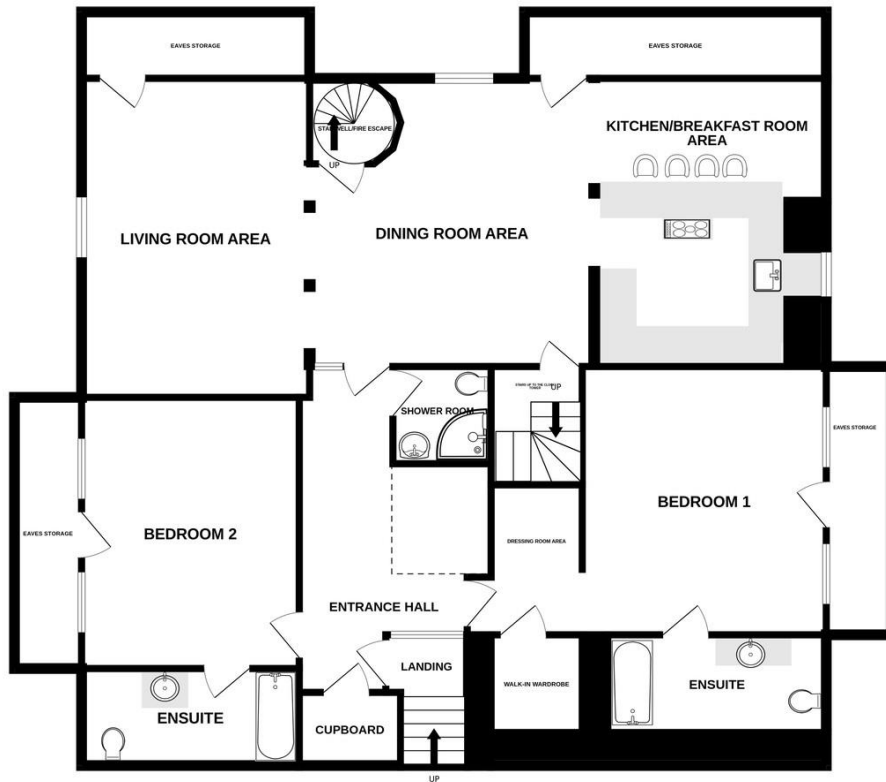
Allocated parking space located in front of the property, plus additional visitors parking spaces available within the development.

### AGENTS NOTES:

The property is Leasehold - 999 years from 2000 with 976 years remaining. Maintenance charge - £995 per half year including the upkeep of the building, all communal gardens, facilities etc and buildings insurance. Ground rent - £125 per year Council Tax Band: D - Teignbridge District Council

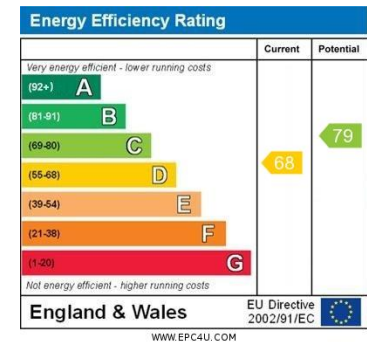


THIRD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023

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



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk