



Superbly spacious second floor apartment offering a staggering 1227 square feet of living space and accessed via lift or stairs, offers wonderful views over the village of Exminster and the River Exe towards Topsham and Woodbury Common. This attractive property with high ceilings and tall windows has a wonderful light and spacious living room, fitted kitchen area tastefully partitioned by glass screening, and additional a separate utility/cloakroom. The property benefits from two very large double bedrooms both with en-suite bathrooms and dressing areas. Residents have use of all the communal facilities, wonderful grounds and has two allocated parking spaces.Chain Free.

Devington Park  
Exminster £320,000

West of 

# Devington Park Exminster £320,000

Impressive 1227 square feet of light and spacious apartment |  
Two very large double bedrooms | Wonderful living/dining  
room | Modern fitted kitchen | Utility/Cloakroom | Both  
bedrooms with en-suite bathrooms and dressing areas | Lift  
access | Two allocated parking spaces | Use of all communal  
facilities and grounds | Chain Free

## PROPERTY DETAILS:

### APPROACH

Travelling into the village of Exminster from Exeter, turn right after the motorway bridge into Reddaway Drive. At the top of the hill turn right into Devington Park via the double iron gates.

### COMMUNAL ENTRANCE HALLWAY

Impressive communal entrance hallway leading to stairs and lift to second floor.

### FRONT DOOR TO APARTMENT AND LIVING ROOM.

### LIVING ROOM

25' 1" x 24' 7" (7.65m x 7.49m) (max) Impressive open plan room with high feature coved ceiling and picture rails. Three tall sash windows to front aspect providing stunning views over the village and towards the Exe estuary and beyond. Attractive fireplace with fitted electric living flame effect fire. TV and satellite points. Telephone point. Four central heating radiators. Door to communal stairwell. Doors bedrooms. Door to utility and cloakroom. Frosted glass partition to kitchen.

### KITCHEN AREA

15' 11" x 5' 10" (4.85m x 1.78m) Attractive luxury fitted kitchen in solid Oak finish with excellent range of base and wall units. Granite worktop with tile surround and inset stainless steel sink. Integral stainless steel electric double oven and stainless steel five ring gas hob with modern stainless steel cooker hood over. Integral fridge, freezer and dishwasher. Worktop lighting. Ceramic tiled floor. Recessed spot lighting.

### UTILITY/CLOAKROOM

Roll-edge worktop with tiled surround and matching base unit housing washer/dryer and matching wall cupboard above. Opening to cloakroom area with white suite comprising; low level w.c. and hand wash basin. Part tiled walls. Shaver socket. Wall mirror with lighting. Central heating radiator.

### BEDROOM 1

13' 11" x 12' 1" (4.24m x 3.68m) (plus dressing area) Bright and spacious double bedroom with tall sash window to front aspect offering a delightful outlook over the landscaped gardens and beautiful views of the Estuary. High feature coved ceiling with picture rail. Built-in double wardrobe with hanging space and shelving. Two central heating radiators. Door to communal stairwell. Door to en-suite bathroom.

### EN-SUITE BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) Tall sash window to side aspect. Coved ceiling with recessed spot lighting. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower and folding glass shower screen. Central heating radiator. Wall mounted mirror with lighting. Shaver point.

### BEDROOM 2

13' 11" x 12' 1" (4.24m x 3.68m) (plus dressing room) Tall sash window to front aspect with delightful open views of the communal gardens and the Exe estuary. High feature coved ceiling with picture rail. Two central heating radiators. Door to single wardrobe/storage cupboard. Door to cupboard housing gas central heating boiler and hot water tank. Door to communal stairwell. Door to en-suite bathroom.

### EN-SUITE BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m) Spacious bathroom with coved ceiling and recessed spot lighting. Tall sash window to side aspect. White bathroom suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower with folding glass shower screen over. Wall mounted mirror with lighting. Shaver point. Central heating radiator.

### OUTSIDE

### COMMUNAL FACILITIES

Attractive fully landscaped and maintained grounds surround 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.

### PARKING

Allocated parking spaces for two cars with additional visitors parking nearby.

### AGENTS NOTES:

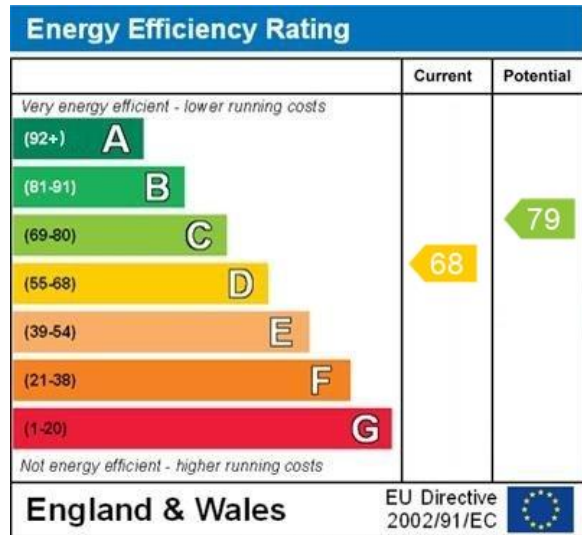
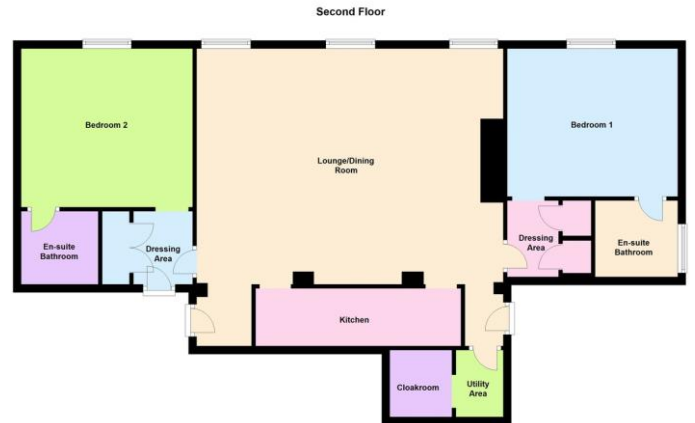
The property is leasehold - 999 years from year 2000 with 975 years remaining.

The annual ground rent is £125.00.

The service charge 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



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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 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