



A superb ground floor apartment featuring tall windows and high ceilings, creating a bright, light and airy feel throughout. The property offers generous and well-proportioned accommodation, including two large double bedrooms, both served by modern bathrooms. A spacious living/dining room enjoying attractive views, complimented by a fully equipped kitchen. Residents benefit from use of the communal facilities and beautifully maintained grounds. Ideally located for the village centre, with easy access to the city of Exeter and major road links. Further advantages include two allocated parking spaces and the property being offered chain free.

**Devington Park**  
Exminster O.I.E.O. £200,000

**West of** 

# Devington Park Exeter O.I.E.O. £200,000

Wonderful light and spacious first floor apartment | Two large double bedrooms | Spacious living/dining room with lovely views | Fully equipped kitchen | Master bedroom with en-suite | Modern bathroom | Allocated parking space | Use of all communal grounds and facilities | Must be viewed | Chain Free

## PROPERTY DETAILS

### APPROACH

Steps lead up to a communal entrance leading through to the communal entrance hallway. Front door to apartment 3 and entrance hallway.

### ENTRANCE HALLWAY

Attractive hallway with wood effect flooring and tall arch top sash window to rear with outlook over the lovely central Cloisters area. Radiator. Coat hanging space. Door to deep understair cupboard. Doors to living/dining room, bedrooms and bathroom.

### LIVING/DINING ROOM

17' 0" x 15' 0" (5.18m x 4.57m) (max) Magnificent room with high coved ceiling and picture rail, and two large arch top sash windows to front aspect offering lovely views over the grounds and beyond with glimpses over the River Exe and estuary. Two radiators. Two wifi points and tv point. Double doors to kitchen.

### KITCHEN

11' 1" x 6' 1" (3.38m x 1.85m) (max) Galley style kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Recently updated integral appliances featuring; electric double oven, gas hob with extractor over, fridge, freezer, dishwasher and washing machine. Concealed worktop lighting. Tiled floor. Recess spotlights. Matching wall cupboard housing gas combi boiler.

### BEDROOM 1

12' 7" x 9' 8" (3.84m x 2.95m) Bright and spacious double aspect master bedroom with tall sash windows to side and rear aspect offering lovely views over the central Cloisters area and gardens. High coved ceiling. Two radiators. TV and telephone points. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

### EN-SUITE

9' 4" x 4' 7" (2.84m x 1.4m) White suite comprising; low level w.c., pedestal hand wash basin with mirror and lighting over, bath with tiled surround, glass screen and electric shower. Recess spotlights. Wood effect vinyl flooring. Tall sash window to rear aspect with outlook over the central Cloisters area. Shaver point. Radiator. Extractor fan.

### BEDROOM 2

16' 1" x 9' 7" (4.9m x 2.92m) (max) Very large double bedroom with high ceiling and tall arch top sash window to front aspect. Radiator. Wifi point.

### BATHROOM

10' 0" x 5' 6" (3.05m x 1.68m) (max) White suite comprising; low level w.c., pedestal hand wash basin with mirror and lighting over, bath with tiled surround, glass shower screen and electric shower. Recess spotlights. Extractor fan. Shaver point. Radiator. Wood effect vinyl flooring.

### OUTSIDE

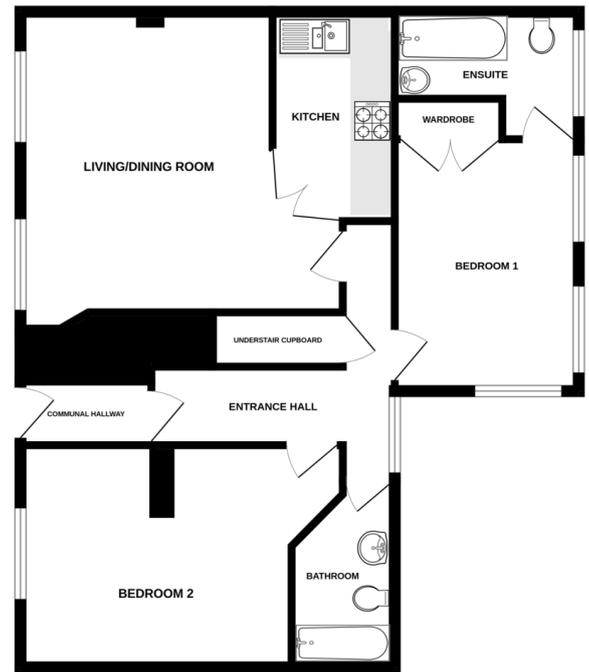
### PARKING

Allocated parking space located in residents car park near the property, plus further visitors spaces available.

### COMMUNAL FACILITIES AND GROUNDS

Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a natural conservation area with large water feature and seating.

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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