



West of 

The Orangery

Exminster

£325,000

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An impressive first floor apartment boasting a wonderful sense of space, enhanced by high ceilings and tall windows flooding the home with natural light. The accommodation includes two large double bedrooms, each with its own en-suite, and a superb open-plan living, dining and kitchen space with a sleek, modern fitted kitchen. The property also benefits from two allocated parking spaces and residents can enjoy the use of attractive communal grounds and facilities, all set in the highly popular village of Exminster with its abundance of amenities, plus offering convenient links to Exeter and the wider road network.

Superb first floor apartment | Two very large double bedrooms | Wonderful open plan living, dining, kitchen space | Modern bespoke kitchen | Master bedroom with en-suite and dressing room | Second bedroom also with en-suite | Light and airy with high ceilings and tall windows | Small balcony area with south/westerly aspect | Two allocated parking spaces | Use of all communal grounds and facilities

APPROACH

Steps lead up from the residents car park and through a door leading to the inner Cloisters area. Further stairs lead up to the first floor level where the entrance to apartment 3 The Orangery can be found.

ENTRANCE HALLWAY

Large entrance hallway with high coved ceiling and offering plenty of space for additional storage. Radiator. Entry phone. Recess spotlights. Door to utility/storage cupboard with space and plumbing for washing machine. Doors to cloakroom, bedrooms and main living area.

CLOAKROOM

8' 9" x 2' 8" (2.67m x 0.81m) High coved ceiling. White suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Extractor fan. Coat hanging space.

OPEN PLAN LIVING, DINING & KITCHEN SPACE

34' 5" x 20' 4" (10.49m x 6.2m) (max) This impressive open-plan living space is beautifully proportioned and filled with natural light, creating a bright and welcoming atmosphere. The room effortlessly combines living, dining and kitchen areas, making it ideal for both everyday living and entertaining. The modern fitted kitchen features sleek cabinetry topped with a polished granite worktop with inset sink and carved drainer. A central island subtly divides the space while maintaining an open, sociable feel. Integral appliances feature; a dishwasher, undercounter fridge, induction hob and further hotplate, plus twin eye level electric double ovens. The dining area sits comfortably alongside, with ample room for a large table, while the living area offers a relaxed setting centred around an attractive feature fireplace. A glass panel door leads out to the balcony area where you can enjoy the south/westerly sunshine.



BEDROOM 1

25' 0" x 10' 9" (7.62m x 3.28m) This wonderful and generously proportioned bedroom offers a calm and elegant retreat, enhanced by high ceilings and excellent natural light. The room comfortably accommodates a large double bed along with additional furniture, creating a spacious yet relaxing atmosphere. There is an adjoining dressing room providing excellent storage and a practical separation from the sleeping area. Completing the suite is a well-appointed en-suite bathroom, making this an ideal principal bedroom that combines comfort, style and convenience.

DRESSING ROOM

7' 2" x 6' 3" (2.18m x 1.91m) (max to back of wardrobes) Useful dressing area with double doors to twin built-in wardrobes. Radiator. Sash window to front aspect. Door to en-suite.

ENSUITE BATHROOM

9' 4" x 7' 7" (2.84m x 2.31m) (max) Large en-suite with complete suite featuring; low level w.c., bidet, twin hand wash basins, bath with tiled surround and large feature mirror, and glass sliding doors to tiled shower enclosure with electric shower. Tiled walls. Shaver point. Extractor fan. Recess spotlights.

BEDROOM 2

15' 0" x 12' 1" (4.57m x 3.68m) (max) A bright and well-proportioned double bedroom offering a comfortable and versatile living space, enhanced by high ceilings that create an excellent sense of openness. The room easily accommodates a large double bed along with a range of additional furniture, making it ideal for both guests or everyday use. Finished in neutral tones and filled with natural light, the bedroom benefits from direct access to a modern en-suite shower room, providing added convenience and privacy.

EN-SUITE SHOWER ROOM

4' 9" x 4' 5" (1.45m x 1.35m) (max) Useful second en-suite with white suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with electric shower. Fitted shelving. Extractor fan. Shaver point.

OUTSIDE

COMMUNAL GROUNDS AND FACILITIES

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.

PARKING

The property benefits from two allocated parking spaces located around the front and side area to the mansion house entrance. Further visitors spaces are available.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Leasehold - 999 years from year 2000 with 973 years remaining.

Ground Rent: Annual £294.60

Service Charge: £1050.00 per half year (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens - including private 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 : D

Council: Teignbridge District Council

Parking: Two allocated parking spaces and additional visitors parking

Garden: Small balcony and use of the communal gardens/grounds.

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water: Mains

Sewerage: Mains

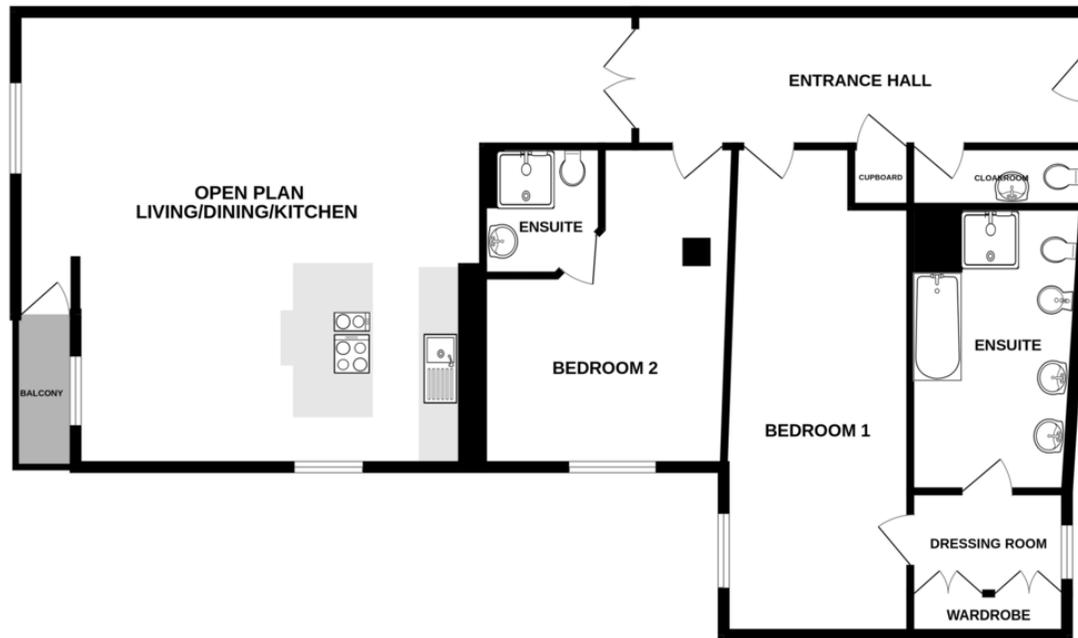
Broadband: Standard - Highest available download speed is 19 Mbps and the

Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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EPC to follow

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