



West of 

Lawrence Walk

Exminster

Offers in excess of £300,000

Lawrence Walk

Exminster O.I.E.O. £300,000

A truly unique opportunity to own a beautifully converted property within the sought after Devington Park development, located on the edge of the village of Exminster. This stunning double fronted light-filled property boasts high ceilings and tall windows offering a light and airy feel throughout. The accommodation includes; large living/dining room, modern fitted kitchen, three good sized bedrooms - master bedroom with en-suite, plus a versatile multi-use room with adjoining cloakroom. Outside, the property benefits from a good sized private garden, allocated parking space with further spaces available, and the use of all the communal grounds and facilities. Located with easy access to the city of Exeter, coast and major road network, this property offers the perfect balance of peaceful living with proximity to key amenities. Chain Free.

Lovely double fronted town house | Three bedrooms | Large living/dining room | Modern fitted kitchen with in-built appliances | Modern bathroom | Further versatile multi-use room/fourth bedroom | Downstair cloakroom | Allocated parking, plus additional parking | Good sized private garden, plus use of the communal grounds | Chain Free

PROPERTY DETAILS:

APPROACH

Front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with high coved ceiling and wood effect laminate flooring. Radiator. Telephone point. Opening through to carpeted further hallway with stairs to first floor and lower ground floor. Doors to kitchen and living/dining room.

LIVING ROOM

24' 1" x 9' 3" (7.34m x 2.82m) Beautiful light and spacious room with high coved ceiling with picture rail and two large arch top windows to rear aspect with outlook over the garden. Two radiators. TV and telephone points. Glass panel french door to garden.

KITCHEN

9' 2" x 8' 5" (2.79m x 2.57m) Spacious kitchen with high coved ceiling and tall arch top sash window to front aspect. Range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and ceramic hob with extractor hood over. Further integral appliances are; fridge/freezer, dishwasher and washing machine. Radiator. Tiled floor. Fitted shelving. Recess spotlights.

LOWER GROUND FLOOR

15' 8" x 9' 7" (4.78m x 2.92m) (max) Stairs lead from the entrance hallway down to an open multi-use room/fourth bedroom with door to cloakroom and glass panel french door to the rear garden.

CLOAKROOM

5' 7" x 3' 0" (1.7m x 0.91m) Useful lower ground floor cloakroom with white low level w.c. and corner hand wash basin with tiled splashback. Extractor fan.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and airy first floor landing with tall sash window to front aspect and high coved ceiling. Double doors to built-in airing cupboard complete with gas combi boiler and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

14' 1" x 9' 6" (4.29m x 2.9m) (max) Superb light and spacious master bedroom with high coved ceiling and two tall arch top sash windows to rear aspect with outlook over the gardens. Radiator. TV point. Door to high level loft storage cupboard. Door to en-suite.

EN-SUITE

9' 5" x 3' 2" (2.87m x 0.97m) (max) White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, and glass folding door to tiled shower enclosure with electric shower over. Extractor fan. Tiled floor. Radiator. Recess spotlight. Shaver point.

BEDROOM 2

9' 2" x 8' 5" (2.79m x 2.57m) Further spacious double bedroom with high coved ceiling and tall arch top sash window to front aspect. Radiator. Wall lighting.

BEDROOM 3

9' 9" x 7' 0" (2.97m x 2.13m) Good size third bedroom with high coved ceiling and tall arch top sash window to front aspect. Radiator.

BATHROOM

7' 6" x 5' 3" (2.29m x 1.6m) Tall arch top sash window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin with mirror and feature lighting, bath with tiled surround, antique style mixer tap with showerhead attachment, and large wall mounted mirror. Extractor fan. Radiator. Shaver point. Recess spotlights.

OUTSIDE

PARKING

Allocated parking space located in residents parking area to front of property with further visitors spaces.

REAR GARDEN

Good size garden enclosed by mature hedgerow with block paved patio adjoining the rear of the living/dining room with step stone paving leading down to a rear access gate. Steps and railings lead down to a further block paved area with steps down to the lower ground floor.

COMMUNAL 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 small lake with a natural conservation area.

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).

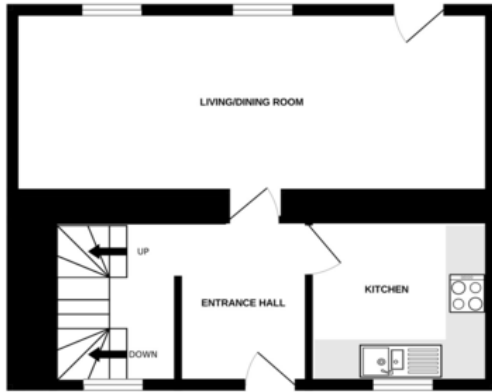
Council Tax Band : D - Teignbridge District Council



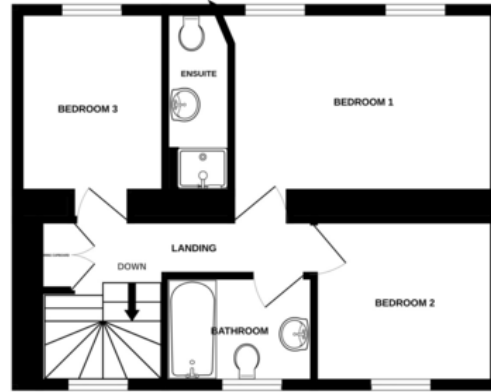
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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



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