



Discover the perfect blend of character and modern living in this stunning three bedroom apartment, located within the beautifully landscaped grounds of Devington Park - a Grade II listed converted Victorian Hospital on the edge of the popular village of Exminster. This spacious property boasts high ceilings and tall arch top sash windows that fill the rooms with natural light, creating an inviting and airy atmosphere. With ample living space, this apartment features an open plan living/dining and kitchen area, modern fitted kitchen, three good sized bedrooms - master with ensuite and modern bathroom. The property enjoys the use of all the communal grounds and amenities along with an allocated parking space. Located just a short distance from the city of Exeter, the property combines peaceful village life with urban convenience. The property is sold Chain Free.

Lawrence Walk
Exminster £260,000

West of 

Lawrence Walk Exminster £260,000

Spacious ground floor apartment | Three good sized bedrooms | Light and spacious open plan living/dining/kitchen area | Modern fitted kitchen | Master bedroom with en-suite | Modern bathrooms | High ceilings and tall arch top sash windows | Allocated parking space and further parking available | Use of all communal facilities and grounds | Chain Free

PROPERTY DETAILS:

APPROACH

Communal front door to communal entrance lobby. Front door to apartment 9 and entrance lobby to apartment.

ENTRANCE LOBBY

Small entrance lobby with coat hanging space. Door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors to living room, bedrooms and bathroom. Radiator. Double doors to useful storage cupboard complete with shelving.

OPEN PLAN LIVING/DINING/KITCHEN

LIVING/DINING ROOM AREA

15' 8" x 12' 1" (4.78m x 3.68m) (max) Light and spacious double aspect room with two tall sash windows to side and rear aspect. High coved ceiling and picture rail. Two radiators. TV and telephone points. Low partition wall to kitchen area.

KITCHEN AREA

11' 2" x 5' 9" (3.4m x 1.75m) (max) Fitted kitchen with range of base and wall units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob. Integral fridge/freezer, washer/dryer and dishwasher. Recess spotlights. Wall mounted gas combi boiler.

BEDROOM 1

13' 2" x 12' 8" (4.01m x 3.86m) (max) Spacious master bedroom with high coved ceiling and tall arch top sash window to side aspect with outlook over the communal grounds. Range of fitted wardrobes. Door to high level storage cupboard. Radiator. TV point.

EN-SUITE

5' 6" x 4' 9" (1.68m x 1.45m) Attractive en-suite with modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to tiled shower enclosure with electric shower. Radiator. Recess spotlights. Shaver point. Extractor fan.

BEDROOM 2

12' 4" x 7' 2" (3.76m x 2.18m) Further double bedroom with high coved ceiling and tall arch top sash window to side aspect. Radiator.

BEDROOM 3

10' 5" x 6' 3" (3.18m x 1.91m) Good sized third bedroom with high coved ceiling and tall arch top window to front aspect. Radiator.

BATHROOM

6' 9" x 4' 6" (2.06m x 1.37m) Modern bathroom with white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, and mixer tap with shower head attachment. Radiator. Extractor fan. Recess spotlights.

OUTSIDE

PARKING

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

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

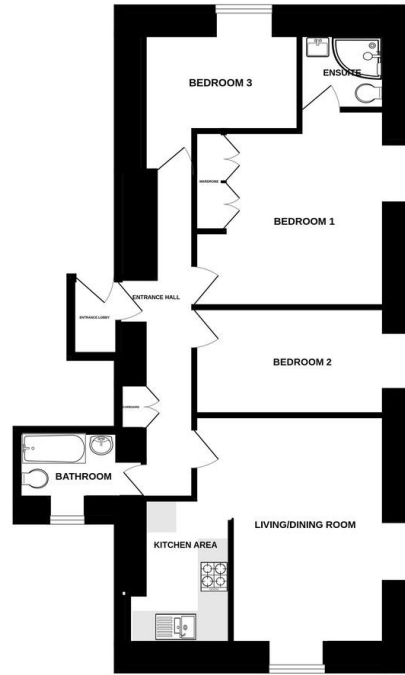
The property is leasehold - 999 years from year 2000 with 975 years remaining.

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 : C - Teignbridge District Council

GROUND FLOOR



Measurements are approximate - not to scale. Illustrative purposes only. Made with Metropex (2024)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |



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