



Mansion House, Devington Park
Exminster £280,000

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A superb light and spacious second floor apartment with tall sash windows and high ceilings, offering 1,227 sq ft of well-appointed accommodation with lift access and wonderful views across the village towards the River Exe and estuary. Conveniently located for easy access to Exeter city centre, local village amenities, beaches, Dartmoor National Park, and the A38/A30/M5 road networks. Exeter Airport is just a short drive away, and there are bus stops just outside the gates, offering direct routes into the city. Ideal for downsizers, professionals, or those seeking a peaceful yet connected lifestyle in a unique and characterful setting. Early viewing is highly recommended. The property is being sold Chain Free.

Stunning two double bedroom apartment | Spacious 1,227 sq ft of light-filled accommodation | Expansive open-plan living/dining room with tall windows and high ceilings | Modern fitted kitchen with integrated appliances | Separate utility room/cloakroom | Two large double bedrooms, each with en-suite and dressing areas | Lift access to the apartment | Sweeping panoramic views across the Exe Estuary and beyond | Two allocated parking spaces | Chain Free

PROPERTY DETAILS:

APPROACH

Communal front door to large communal entrance lobby area with door leading through to stairs and lift to the second floor.

FRONT DOOR TO APARTMENT 8

LIVING AREA

25' 1" x 24' 7" (7.65m x 7.49m) (max) A striking open-plan living space featuring a high coved ceiling with decorative picture rails, adding a sense of character and elegance. Three tall sash windows to the front aspect frame breathtaking views over the village and down to the River Exe and estuary, flooding the room with natural light. The room includes an attractive fitted fireplace with electric fire, TV and telephone points, and four radiators for year-round comfort. Internal doors lead to both double bedrooms and the utility/cloakroom, with an additional door providing access to the communal



stairwell. A frosted glass partition subtly separates the kitchen area, allowing light to flow while maintaining definition of space.

KITCHEN AREA

15' 11" x 5' 10" (4.85m x 1.78m) Stylish luxury kitchen featuring a solid oak finish with an extensive range of high-quality base and wall units. The granite worktops are complemented by a tiled surround and an inset stainless steel sink. Integrated appliances include a double electric oven, five-ring gas hob with stainless steel extractor hood, dishwasher, fridge, and freezer. Additional features include concealed worktop lighting, a tiled floor, and recessed spotlights, creating a practical and elegant cooking space.

UTILITY/CLOAKROOM

Practical utility/cloakroom featuring a roll-edge worktop with tiled surround, matching base unit housing an integrated washer/dryer, and a coordinating wall-mounted cupboard for additional storage. A doorway leads to the cloakroom area, fitted with a white suite comprising a low-level WC and hand wash basin, part-tiled walls, illuminated wall mirror, shaver point, and radiator for added comfort.

BEDROOM 1

13' 11" x 12' 1" (4.24m x 3.68m) (plus dressing area) Bright and generously proportioned double bedroom featuring a tall sash window to the front aspect, offering wonderful open views across the village and beyond. The room boasts a high coved ceiling with decorative picture rail, adding a touch of period charm. Additional features include a built-in double wardrobe with hanging space and shelving, two radiators for year-round comfort, and direct access to both the communal stairwell and the en-suite bathroom.

EN-SUITE BATHROOM

6' 35" x 6' 2" (2.72m x 1.88m) Well-appointed en-suite bathroom featuring a tall sash window to the side aspect, a high coved ceiling, and recessed spotlights for a bright and airy feel. Fitted with a modern white suite comprising a low-level WC, pedestal wash basin, and a panelled bath with tiled surround, mixer shower, and folding glass screen. Additional features include a radiator, illuminated wall-mounted mirror, and shaver point.

BEDROOM 2

13' 11" x 12' 1" (4.24m x 3.68m) (plus dressing area) Another generously sized double bedroom, featuring a tall sash window to the front aspect offering delightful views across the surrounding area. The room benefits from a high coved ceiling with decorative picture rail and two radiators for comfort. Storage is well catered for with a built-in single wardrobe/storage cupboard and a separate airing cupboard housing the boiler and hot water tank. There is also direct access to the communal stairwell and a private en-suite bathroom.

EN-SUITE BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m) Spacious and well-lit bathroom featuring a tall sash window on the side and a high coved ceiling with recessed spotlights. The white suite includes a low-level W.C., pedestal wash basin, and a bath with a tiled surround, along with a mixer shower and a folding glass shower screen. Additionally, there is a wall-mounted mirror with integrated lighting, a shaver point, and a radiator.

OUTSIDE

COMMUNAL GROUNDS AND FACILITIES

Beautifully landscaped and well-maintained communal grounds surround the development, providing a pleasant outdoor space for residents to enjoy. Additional amenities include a drying room, fitness room, and secure bike storage.

PARKING

The property benefits from two allocated parking spaces, plus further parking and visitors parking is available.

AGENTS NOTES:

The property is leasehold - 999 years from year 2000 with 974 years remaining.

The annual ground rent is £125

The service charge is £1,242 per half year (including buildings insurance, upkeep of the exterior of the building, communal spaces etc, exterior window cleaning, use of the fitness room).



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	69	
(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 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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