



**7 DARTINGTON WALK  
DEVINGTON PARK  
EXMINSTER  
NEAR EXETER  
EX6 8TN**



**£260,000 LEASEHOLD**



**A fabulous Grade II listed townhouse with its own private garden located with the highly sought after Devington Park development. Presented in good decorative order throughout. Two bedrooms. Ensuite shower room to master bedroom. First floor refitted bathroom. Reception hall. Refitted modern kitchen. Lounge/dining room. Gas central heating. Private lawned garden. Private parking space. Use of the beautifully kept and well maintained communal gardens and grounds. Popular village location on the outskirts of Exeter. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Private front door leads to:

### **RECEPTION HALL**

Radiator. Telephone point. Stairs rising to first floor. Cloak hanging space. Understair storage cupboard. Smoke alarm. Door to:

### **LOUNGE/DINING ROOM**

22'0" (6.71m) x 11'8" (3.56m) reducing to 9'10" (3.0m). A light and spacious characterful room. Feature high ceiling. Two radiators. Television aerial point. Picture rail. Large double glazed sash windows to both side and rear aspects with outlook over rear garden. Glass panelled double opening French doors provide access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

8'4" (2.54m) x 7'2" (2.18m). A refitted modern kitchen comprising a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Tile floor. Feature arched pitched ceiling. Large sash window to front aspect.

### **FIRST FLOOR LANDING**

Feature arched high ceiling. Built in linen cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Large arched sash window to rear aspect with pleasant outlook over neighbouring communal gardens. Door to:

### **BEDROOM 1**

13'8" (4.17m) excluding door recess x 9'10" (3.0m). Again a characterful room with feature high ceiling. Radiator. Range of built in wardrobes. Overhead storage cupboard. Three large sash windows to both side and rear aspects with outlook over communal gardens. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Inset LED spotlight to ceiling. Extractor fan.

From first floor landing, door to:

### **BEDROOM 2**

8'7" (2.62m) x 7'2" (2.18m). Radiator. Feature high arced ceiling. Sash window to front aspect again with outlook over communal gardens.

From first floor landing, door to:

### **BATHROOM**

8'2" (2.49m) x 5'6" (1.68m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Inset LED spotlight to ceiling. Shaver point. Extractor fan.

### **OUTSIDE**

The property benefits from a private allocated parking space which is situated directly in front of the property. There is a private lawned garden with brick paved patio enclosed by maturing hedgerow with rear gate providing pedestrian access. The property also benefits from the use of the well maintained communal gardens and grounds equating to approximately 11 acres. There is also a fitness room, cycle store and drying room.

### **TENURE**

Leasehold. We have been advised a lease term of 999 years was granted on 31st December 2000.

### **MAINTENANCE/SERVICE CHARGE**

We have been advised the current charge is £1,950 per annum to include Grade 2 listed property exterior maintenance, and insurance as well as maintenance of the communal gardens and grounds.

### **GROUND RENT**

£125 per annum

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Teignbridge)

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit down into Bridge Road. Proceed down Bridge Road, over the swing bridge and bear left at the roundabout onto Sannerville Way. Continue along taking the 1st turning right signposted 'Exminster' and proceed along, under the motorway bridge, and take the 1st turning right into Reddaway Drive. Continue around taking the 2nd right into Devington Park, through the electric gate, turn left and continue around until you see the signpost for 'Dartington Walk'.

## VIEWING

**Strictly by appointment with the Vendors Agents.**

## AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

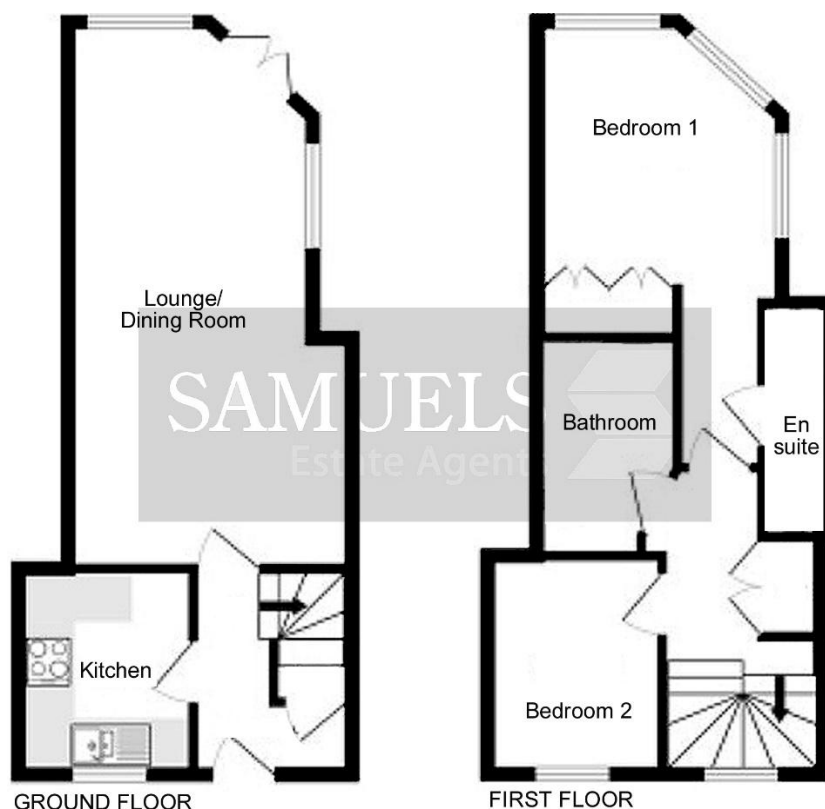
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## REFERENCE

**CDER/0925/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		