

**10 KNIGHTHAYES WALK  
DEVINGTON PARK  
EXMINSTER  
NEAR EXETER  
EX6 8TU**



**£250,000 LEASEHOLD**



**A fabulous Grade II listed upper ground floor apartment located within the highly sought after Devington Park development with pleasant outlook and views over neighbouring communal gardens, parts of Exminster and beyond. Three bedrooms. Ensuite shower room to master bedroom. Reception hall. Light and spacious lounge/dining room. Kitchen. Bathroom. Gas central heating. 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)**

Communal front door (shared with one other) to:

### **COMMUNAL ENTRANCE LOBBY**

Private door leads to:

### **ENTRANCE VESTIBULE**

Glass panelled internal door leads to:

### **RECEPTION HALL**

Radiator. Feature high ceiling. Smoke alarm. Picture rail. Telephone intercom. Thermostat control panel. Storage cupboard with fitted shelving. Double opening doors lead to:

### **LOUNGE/DINING ROOM**

17'4" (5.28m) x 13'10" (4.22m) maximum reducing to 11'2" (3.40m). A fabulous light and spacious room with feature high ceiling. Picture rail. Two radiators. Telephone point. Television aerial point. Feature arched sash window to side aspect with outlook over neighbouring area. Feature arched sash window to front aspect with pleasant outlook over neighbouring communal gardens, surrounding area and beyond. Door leads to:

### **KITCHEN**

11'6" (3.51m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Plumbing and space for washing machine. Tiled floor. Wall mounted boiler serving central heating and hot water supply.

From reception hall, door to:

### **BEDROOM 1**

13'10" (4.22m) into wardrobe space x 10'5" (3.18m). Feature high ceiling. Picture rail. Range of built in bedroom furniture consisting of two double wardrobes and one single. Fitted dressing table with drawers and shelving. Two additional three drawer chests. Radiator. Feature arched sash window to side aspect with outlook over neighbouring area. Door to:

### **ENSUITE SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with splashback. Fitted mirror with lighting. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Radiator.

From reception hall, door to:

### **BEDROOM 2**

12'2" (3.71m) x 7'4" (2.24m) excluding door recess. Large built in triple wardrobe with adjoining six drawer chest. Radiator. Feature arched sash window to front aspect with outlook over communal gardens.

From reception hall, door to:

### **BEDROOM 3**

13'10" (4.22m) x 7'0" (2.13m). Feature high ceiling. Picture rail. Radiator. Feature arched sash window to side aspect with outlook over neighbouring area.

From reception hall, door to:

### **BATHROOM**

8'4" (2.54m) x 4'8" (1.42m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment and tiled splashback. Inset fitted mirror. Low level WC. Wash hand basin with tiled splashback and fitted mirror with lighting. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Feature arched window to front aspect again with outlook over communal gardens, neighbouring area and beyond.

### **OUTSIDE**

The property benefits from the use of the extensive well kept and maintained communal gardens and grounds. There is a private allocated parking space.

### **TENURE**

**LEASEHOLD.** We have been advised that a lease term of 999 years was granted in January 2001.

### **SERVICE/MAINTENANCE CHARGE**

The current charge is £984.15 payable every 6 months.

### **GROUND RENT**

The current charge is £62.50 payable every 6 months.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice and data limited, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band C (Teignbridge)

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3<sup>rd</sup> exit onto Bridge Road. Continue over the swing bridge bearing left at the next roundabout signposted 'Exminster'. Continue along passing the petrol filling station then take the 1<sup>st</sup> right signposted 'Exminster'.

Continue along under the bridge taking the 1<sup>st</sup> right into Reddaway Drive and continue around where Devington Park will be found on the right hand side. Upon reaching Devington Park turn right through the main double gates and then bearing left and continue straight ahead following the road around. Knighthayes Walk will be found a short way along on the right hand side.

## 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 check 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.

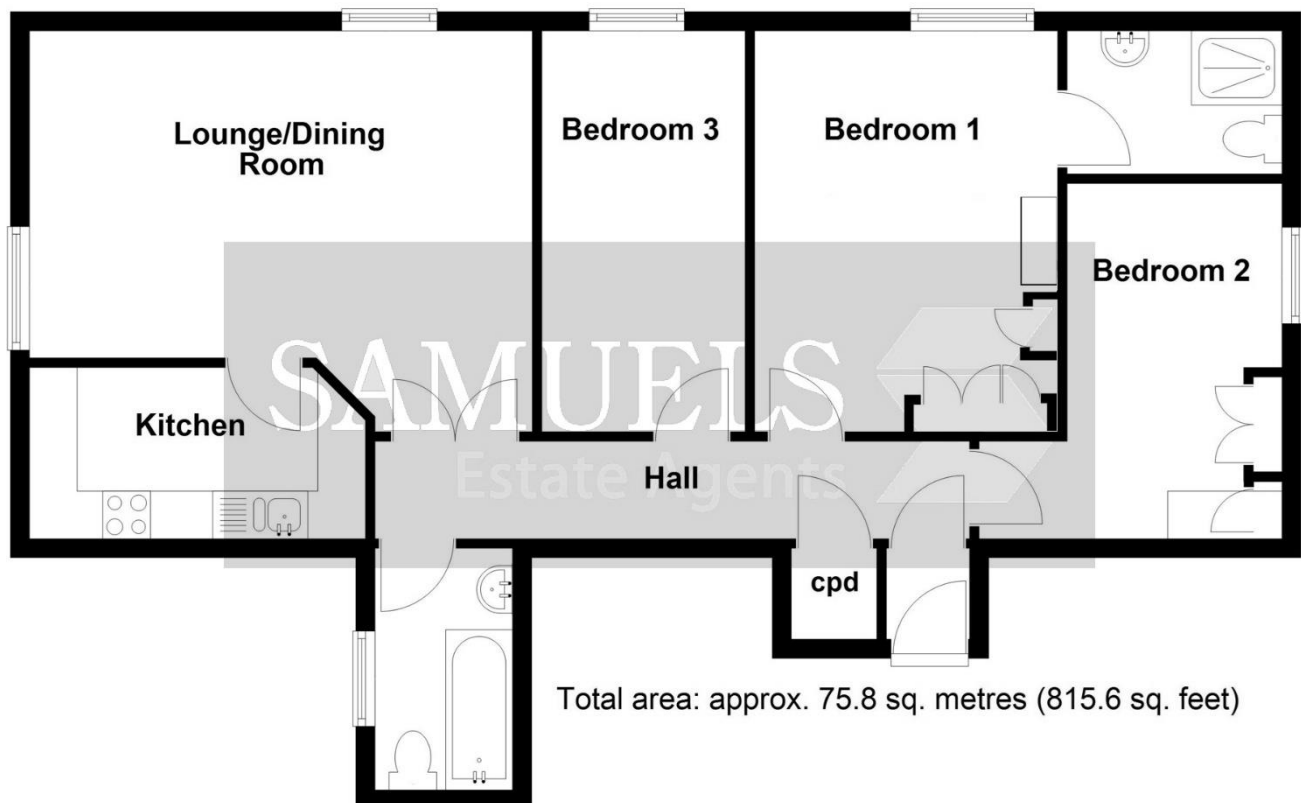
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0125/8831/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		