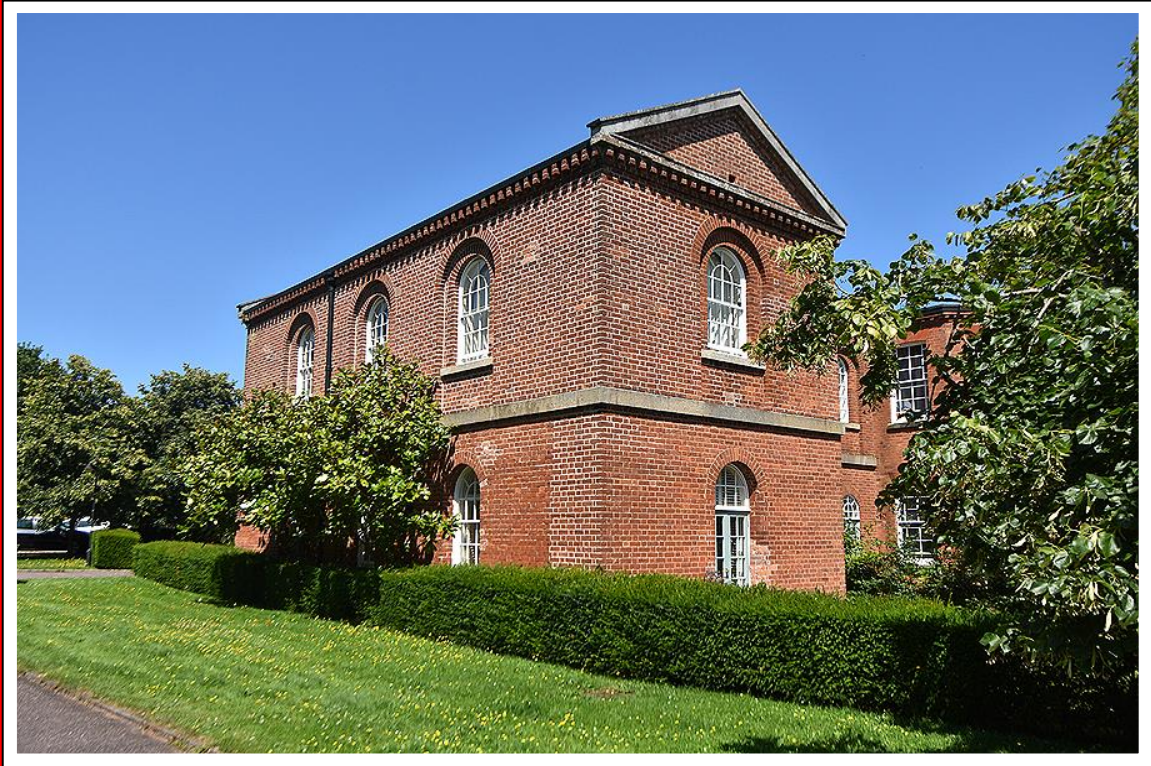


**9 POWDERHAM WALK  
DEVINGTON PARK  
EXMINSTER  
NEAR EXETER  
EX6 8TW**



**£295,000 LEASEHOLD**



**An opportunity to acquire a spacious three bedroom Grade II listed ground floor apartment with its own private garden located within the highly sought after Devington Park development. Presented in good decorative order throughout. Three bedrooms. Ensuite/utility to master bedroom. Refitted modern shower room. Reception hall. Light and spacious lounge/dining room. Kitchen. Gas central heating. Private lawned garden. Private parking space. Use of the beautifully kept communal gardens and grounds. Popular village location on the outskirts of Exeter. No chain. Viewing recommended.**

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

Communal front door accessed via telephone intercom (shared with one other) to:

### **COMMUNAL HALL**

Private door leads to:

### **INNER LOBBY**

Wall light point. Further door leads to:

### **RECEPTION HALL**

Radiator. Feature high ceiling. Smoke alarm. Thermostat control panel. Telephone intercom. Double width storage cupboard with fitted shelving. Telephone point. Door to:

### **LOUNGE/DINING ROOM**

16'4" (4.98m) maximum x 13'6" (4.11m) maximum. A light and spacious room. Feature high ceiling. Picture rail. Television aerial point. Telephone point. Two radiators. Feature arched sash window to side aspect with bespoke shutters. Glass panelled double opening French doors, with bespoke shutters, providing access and outlook to rear garden. Double doors open to:

### **KITCHEN**

12'0" (3.66m) x 4'10" (1.47m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Washing machine. Integrated upright fridge freezer. Radiator. Cupboard housing wall mounted boiler serving central heating and hot water supply (installed 2019). Inset LED spotlights to ceiling. Radiator.

From reception hall, door to:

### **BEDROOM 1**

12'5" (3.78m) x 9'10" (3.0m) maximum reducing to 8'10" (2.69m). Feature high ceiling. Radiator. Overhead storage cupboard. Television aerial point. Feature arched sash window to side aspect. with bespoke window shutters. Door to:

### **ENSUITE/UTILITY**

Comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Radiator. Plumbing and space for washing machine. Radiator. Inset LED spotlights to ceiling. Shaver point. Extractor fan.

From reception hall, door to:

### **BEDROOM 2**

12'2" (3.71m) x 7'2" (2.18m). Feature high ceiling. Radiator. Overhead storage cupboard. Feature arched sash window to side aspect with bespoke window shutters.

From reception hall, door to:

### **BEDROOM 3**

10'5" (3.18m) x 7'0" (2.13m) excluding door recess. Radiator. Concealed electric consumer unit. Telephone point. Feature high ceiling. Radiator. Feature arched sash window to front aspect with bespoke window shutters.

From reception hall, door to:

### **SHOWER ROOM**

A refitted modern matching white suite comprising double length shower enclosure with toughened glass shower screen and fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Radiator. Medicine cabinet. Extractor fan. Inset LED spotlight to ceiling. Feature arched glass paned window to rear aspect.

### **OUTSIDE**

The property benefits from its own private allocated parking space whilst directly to the rear is a private lawned garden with brick paved patio. Enclosed by natural hedgerow. Gate provides access to communal garden.

### **TENURE**

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

### **MAINTENANCE/SERVICE CHARGE**

We have been advised the current charge is £1,950 per annum.

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit left onto Bridge Road. Continue down and at the roundabout bear left onto Sannerville Way and proceed along taking the 1<sup>st</sup> right signposted

'Exminster'. Continue under the bridge and take the 1<sup>st</sup> right into Reddaway Drive, continue around taking the right hand turning into Devington Park. Turn left and continue around and Powderham Walk will be found 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 checks on 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 surveyors 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.

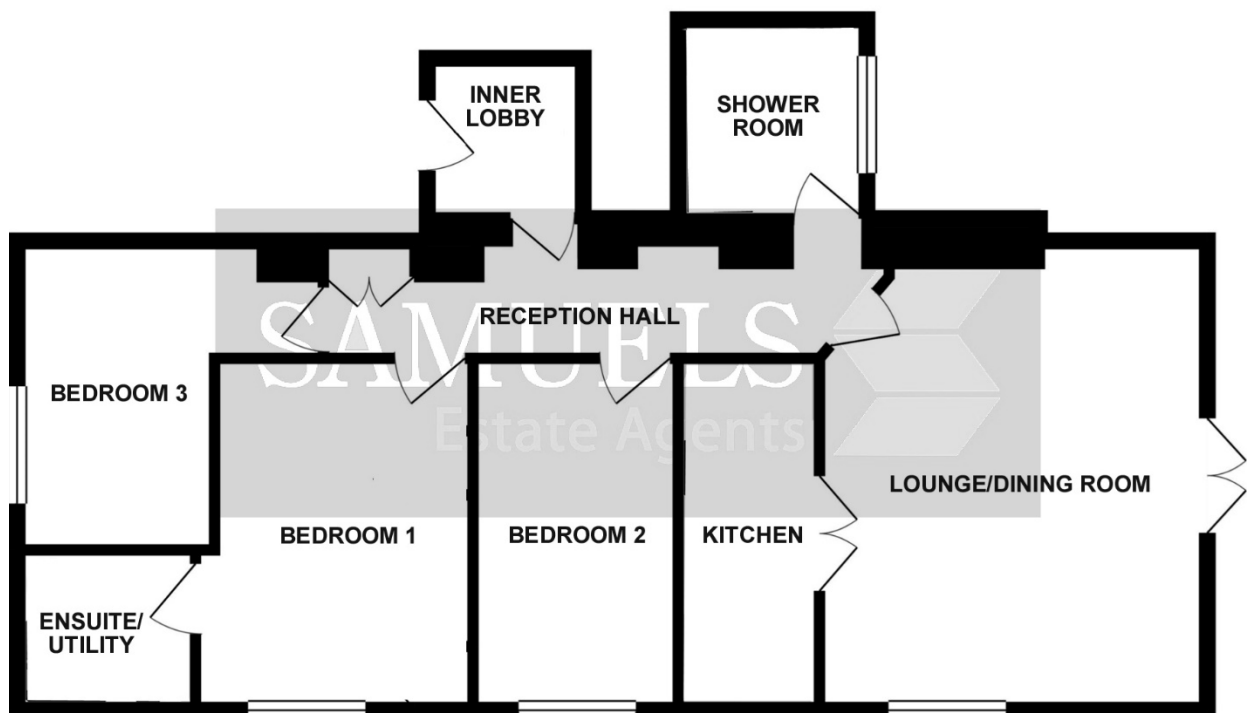
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0724/8705/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
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		