

**7 MANSION HOUSE
DEVINGTON PARK
EXMINSTER
NEAR EXETER
EX6 8UJ**



£340,000 LEASEHOLD



An opportunity to acquire a stunning first floor apartment forming part of this impressive Grade II listed building situated in the popular Devington Park development. Well proportioned living accommodation with feature high ceilings and large sash windows whilst presented in superb decorative order throughout. Three large double bedrooms. Ensuite shower room to master bedroom. Reception hall. Impressive light and spacious lounge/dining room. Modern kitchen. Refitted modern shower room. Two private allocated parking space. Extensive well kept and maintained communal gardens and grounds. Convenient position providing good access to local village amenities. A must see property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

LARGE COMMUNAL ENTRANCE

Further door leads to:

INNER HALLWAY

Stairs or lift leading to:

FIRST FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Radiator. Feature high ceiling. Smoke alarm. Inset LED lighting. Overhead storage cupboards. Telephone intercom. Storage cupboard with fitted shelving. Airing cupboard housing hot water tank and boiler serving central heating and hot water supply. Door to:

LOUNGE/DINING ROOM

24'0" (7.32m) x 18'0" (5.49m). An impressive light and spacious room with feature high coved ceiling. Picture rail. Four radiators. Television aerial point. Telephone point. Thermostat control panel. Three large sash windows to rear aspect, with outlook over communal gardens, two of which with bespoke window shutters. Doorway opens to:

WALK IN STORAGE ROOM

Picture rail. Inset LED spotlights to feature high coved ceiling. Space for upright fridge freezer.

From lounge/dining room open plan to:

KITCHEN

16'2" (4.93m) x 5'4" (1.63m). A modern kitchen fitted with a range of base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Five ring gas hob with stainless steel splashback and filter/extractor hood over. Integrated dishwasher. Integrated washing machine. LED spotlights to feature high coved ceiling. Picture rail.

From reception hall, door to:

BEDROOM 1

14'0" (4.27m) x 11'8" (3.56m). Radiator. Inset LED spotlights to feature high coved ceiling. Picture rail. Large sash window to rear aspect with outlook over communal garden. Doorway opens to:

ENSUITE SHOWER ROOM

7'2" (2.18m) x 6'10" (2.08m). A refitted luxury modern matching white suite comprising good size tiled shower enclosure with toughened glass shower screen and mains fitted shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Part tiled wall surround. Tiled floor. Radiator. Inset LED spotlights to feature high coved ceiling. Picture rail. Large sash window to side aspect.

From reception hall, door to:

SHOWER ROOM

9'6" (2.90m) x 5'6" (1.68m). Again a luxury matching white suite comprising good size tiled shower enclosure with fitted mains shower unit and toughened glass shower screen. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Part tiled walls. Tiled floor. Radiator. Two wall light points. Inset LED spotlights to feature high coved ceiling. Picture rail. Sash window to side aspect.

From lounge/dining room, doorway opens to:

INNER LANDING

Door to:

BEDROOM 2

13'10" (4.22m) x 12'2" (3.71m) maximum. Inset LED spotlights to feature high coved ceiling. Picture rail. Radiator. Large sash window to side aspect.

From inner landing, door to:

BEDROOM 3

14'4" (4.37m) x 11'10" (3.61m) maximum. Feature high coved ceiling. Picture rail. Two radiators. Large sash window to side aspect. Large sash window to rear aspect again with pleasant outlook over communal gardens.

OUTSIDE

The property benefits from the use of the extensive well kept and maintained communal gardens and grounds. The property also benefits from two private allocated parking spaces

TENURE

LEASEHOLD. A Lease term of 999 years was granted on 31st December 2000.

MAINTENANCE/SERVICE CHARGE

The current charge is £2,383.60 (A payment every 6 months of £1,191.80)

GROUND RENT

The current charge is £135 per annum (A payment every 6 months of £62.50)

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 left onto Bridge Road. Continue over the swing bridge and at the roundabout bear left onto Sannerville Way and proceed along taking the 1st turning right signposted 'Exminster' and then take the 1st right into Reddaway Drive and continue around. Take the right hand turning into Devington Park and Mansion House will be found directly in front.

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/1025/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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		