



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



£252,500 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. Walk in dressing room to master bedroom. First floor 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. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private front door leads to:

RECEPTION HALL

Stairs rising to first floor. Understair storage cupboard. Radiator. Understair recess with cloak hanging space. Laminate wood effect flooring. Feature high ceiling. Smoke alarm. Doorway opens to:

KITCHEN

8'4" (2.54m) x 6'4" (1.93m). A quality refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over with inset lighting. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Integrated slimline dishwasher. Space for upright fridge freezer. Tiled floor. Feature arched high ceiling. Large sash window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

15'4" (4.67m) x 9'4" (2.84m). A characterful room with feature high ceiling. Picture rail. Four wall light points. Radiator. Television aerial point. Hive thermostat. Feature arched paned window to rear aspect with outlook over rear garden. Glass panelled door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Double width linen/storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Feature high ceiling. Smoke. Large sash window to front aspect. Door to:

BEDROOM 1

9'8" (2.95m) x 9'4" (2.84m) excluding dressing room. Again a characterful room with feature high ceiling. Radiator. Television aerial point. Two wall light points. Glass paned arched window to rear aspect with outlook over rear garden and neighbouring area. Doorway opens to:

WALK IN DRESSING ROOM

With fitted shelving. Hanging rails. Electric light.

From first floor landing, door to:

BEDROOM 2

9'8" (2.95m) x 5'10" (1.78m). Feature high ceiling. Two wall light points. Radiator. Telephone point. Feature arched paned window to rear aspect with outlook over rear garden and neighbouring area.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 5'6" (1.68m). Matching white suite comprising panelled bath with mixer tap including shower attachment, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Shaver point. Radiator. Extractor fan. Picture rail. Feature arched high ceiling. Sash window to front aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings with maturing shrubs and flowers. Dividing pathway leads to front door. The property also benefits from a private allocated parking space which is situated opposite (Number P8). The property benefits from a private rear garden consisting of an attractive brick paved patio leading to a neat shaped area of lawn. A rear gate provides pedestrian access. The property also benefits from the use of the extensive and well kept and maintained communal gardens and grounds.

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 both the communal gardens and the property's private garden

GROUND RENT

£125 per annum

COUNCIL TAX

Band C

DIRECTIONS

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

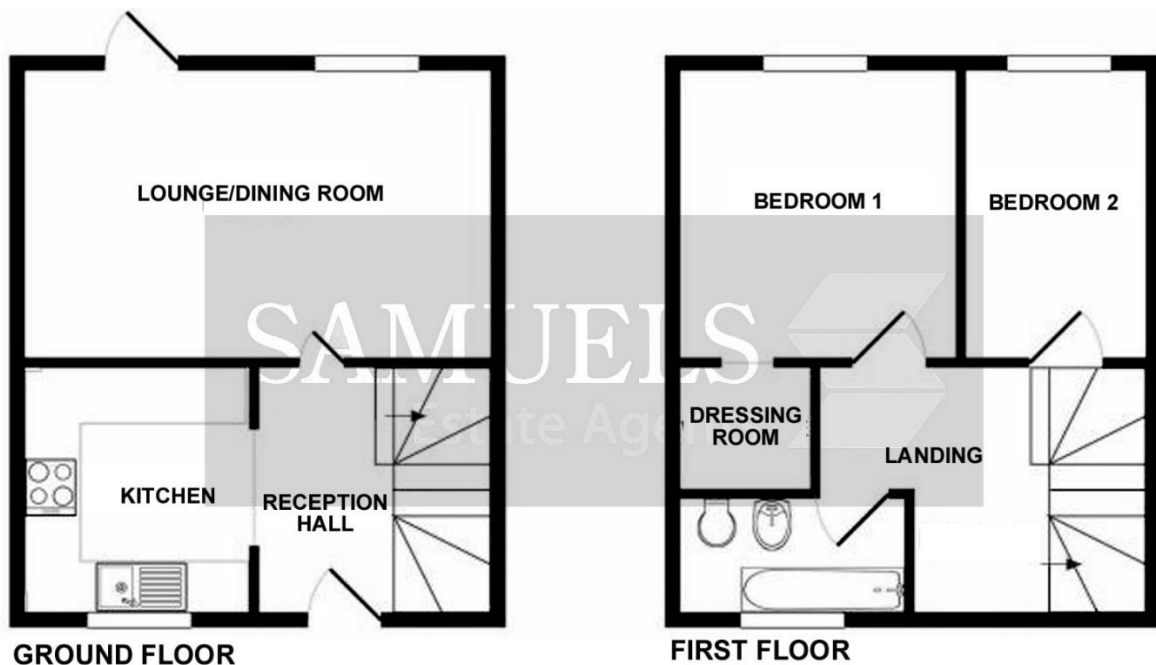
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0824/8715/AV



TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

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	58 D	
39-54	E		
21-38	F		
1-20	G		