



**5 LOWER CLOISTER WALK
DEVINGTON PARK
EXMINSTER
NEAR EXETER
EX6 8TZ**

PROOF COPY



£220,000 LEASEHOLD



An opportunity to acquire a fabulous ground floor apartment forming part of this impressive Grade II listed building within the Devington Park development. Presented in superb decorative order throughout. Two bedrooms. Ensuite shower room to master bedroom. Separate bathroom. Reception hall. Light and spacious lounge/dining room. Kitchen. Gas central heating. Private allocated parking space. Use of the beautifully kept and well maintained gardens and grounds. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

From main entrance of Devington Park where Mansion House can be seen directly in front of you, to the right hand side of Mansion House is the private allocated parking numbered (L5). Lower Cloister Walk (right hand side door) signed 'Upper Cloister Walk/Lower Cloister Walk, The Orangery and The Priory' continue along this level where number 5 will be found on the right hand side.

Private door leads to:

RECEPTION HALL

Feature high ceiling. Two radiators. Cloak hanging space. Copious amounts of storage. Smoke alarm. Door to:

LOUNGE/DINING ROOM

19'4" (5.89m) maximum x 10'8" (3.25m) maximum excluding door recess. A light and spacious characterful room with feature high ceiling and picture rail. Two radiators. Marble effect fireplace with raised hearth, fire surround and mantel over. Telephone point. Television aerial point. Feature arched glass panelled sash window to front aspect with pleasant outlook over neighbouring communal gardens. Feature arched glass panelled window to rear aspect again with outlook over communal gardens and beyond. Feature archway opens to:

KITCHEN

10'4" (3.15m) x 4'8" (1.42m). 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 filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Tiled floor. Wall mounted boiler serving central heating and hot water supply (installed 2022). Feature high ceiling with inset LED spotlights. Feature arched glass panelled sash window to front aspect again with outlook over communal gardens.

From reception hall, door to:

BEDROOM 1

10'10" (3.30m) excluding recess x 10'2" (3.10m). Radiator. Feature high ceiling. Feature arched glass paned window to rear aspect with outlook over communal gardens and beyond. 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. Fitted mirror with lighting. Shaver point. Low level WC. Radiator. Inset LED spotlight to feature high ceiling. Extractor fan.

From reception hall, door to:

BEDROOM 2

10'6" (3.20m) x 7'6" (2.29m). Radiator. Feature high ceiling. Feature arched glass panelled window to rear aspect with outlook over communal gardens and beyond.

From reception hall, door to:

BATHROOM

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment over, glass shower screen and tiled splashback with inset mirror. Low level WC. Wash hand basin with tiled splashback. Fitted medicine cabinet. Shaver point. Radiator. Feature arched ceiling with LED spotlight. Extractor fan. Feature arched glass paned sash window to front aspect.

OUTSIDE

The property benefits from the use of the extensive well kept and maintained communal gardens and grounds. The property also benefits from its own private allocated parking space (Number L5).

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 service charge is £2,050 per annum.

GROUND RENT

£62.50 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.

From main entrance of Devington Park where Mansion House can be seen directly in front of you, to the right hand side of Mansion House is the private allocated parking numbered (L5). Lower Cloister Walk (right hand side door) signed 'Upper Cloister Walk/Lower Cloister Walk, The Orangery and The Priory' continue along this level where number 5 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.

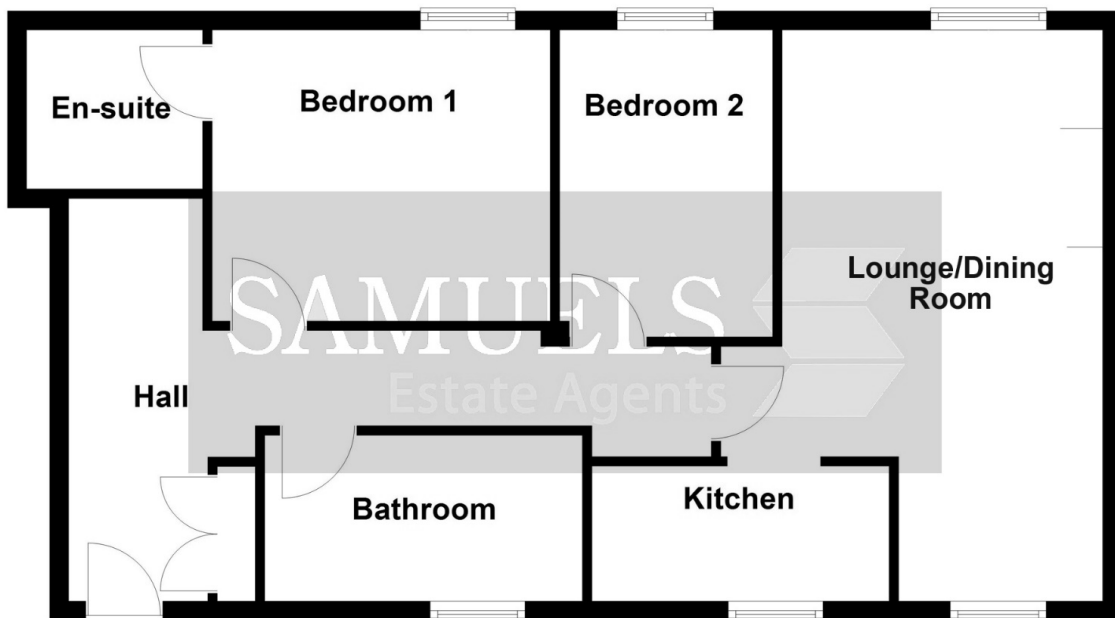
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8750/AV



Total area: approx. 66.4 sq. metres (714.4 sq. feet)

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