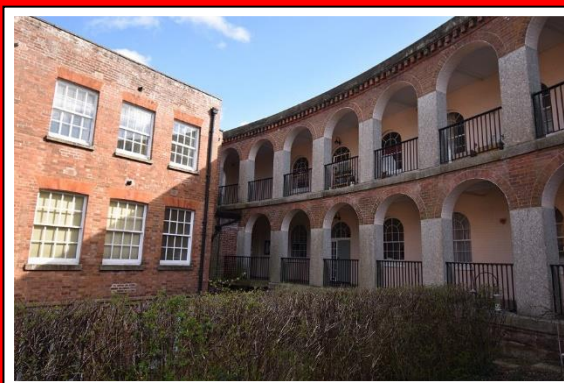


**1 UPPER CLOISTER WALK
DEVINGTON PARK
EXMINSTER
NEAR EXETER
EX6 8TY**



£230,000 LEASEHOLD



An opportunity to acquire a fabulous first floor apartment forming part of this impressive Grade II listed building within the Devington Park development. Two/three bedrooms. Ensuite shower room to master bedroom. Light and spacious lounge/dining room. Separate dining room/bedroom three. Kitchen. Bathroom. Gas central heating. Private allocated parking space. Beautifully kept and well maintained communal gardens and grounds. Popular village location on the outskirts of Exeter providing good access to local amenities and major link roads. No chain. Viewing 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 left hand side of Mansion House is the private allocated parking numbered (U1). From the car park is a door signposted 'Lower/Upper Cloister Walk'. The property in question will be found a short way along on the left hand side.

Private door leads to:

RECEPTION HALL

Feature high ceiling. Smoke alarm. Radiator. Telephone intercom. Fitted cupboard with fitted shelving. Feature arched sash window to front aspect. Door to:

SITTING ROOM

20'10" (6.35m) x 9'2" (2.79m) maximum. Feature high ceiling. Two radiators. Fireplace with inset living flame effect electric fire and mantle over. Telephone point. Television aerial point. Double opening doors leads to bedroom 3/dining room. Two large sash windows to rear aspect offering outlook over communal gardens and neighbouring area.

From reception hall, door to:

KITCHEN

13'0" (3.96m) maximum x 7'10" (2.39m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Integrated upright fridge freezer. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Feature high ceiling with LED lighting. Feature arched sash window to front aspect. Door leads to:

BEDROOM 3/DINING ROOM

11'2" (3.40m) x 10'6" (3.20m) maximum reducing to 7'0" (2.13m). Radiator. Double opening doors lead to sitting room. Feature arched glass panelled window to rear aspect with outlook over communal garden and neighbouring area.

From reception hall, door to:

BEDROOM 1

19'4" (5.89m) x 10'4" (3.15m) maximum. Radiator. Feature high ceiling. Sash window to rear aspect with outlook over communal gardens and neighbouring area. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. LED spotlights to ceiling.

From reception hall, door to:

BEDROOM 2

12'6" (3.81m) x 6'8" (2.03m). Radiator. Deep built in storage cupboard. Feature high ceiling. Sash 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, glass shower screen and tiled splashback with inset mirror. Wash hand basin with tiled splashback. Low level WC. Radiator. Inset LED spotlights to ceiling. Extractor fan.

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 U1).

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

£125 per annum.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone 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

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 left hand side of Mansion House is the private allocated parking numbered (U1). From the car park is a door signposted 'Lower/Upper Cloister Walk'. The property in question will be found a short way along on the left 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.

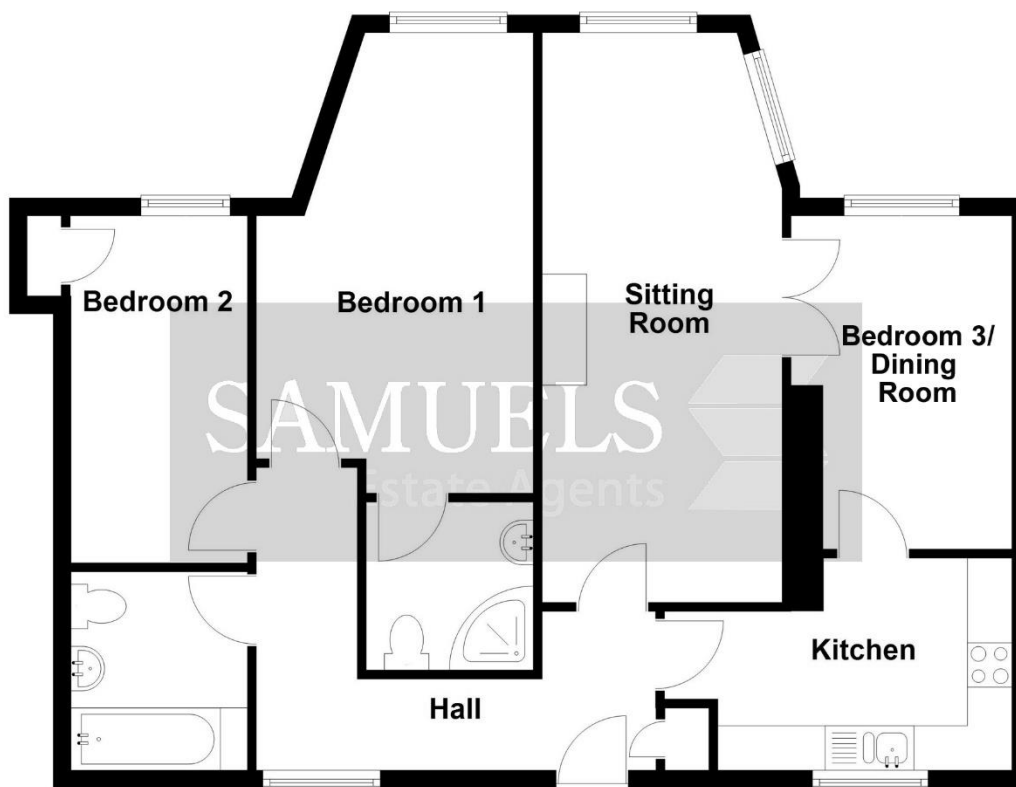
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8904/AV



Total area: approx. 76.4 sq. metres (822.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	51 E	
21-38	F		
1-20	G		