



FRANCIS LOUIS

Residential



Devington Park, Exminster, EX6 8UJ

Guide Price £350,000



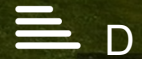
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Devington Park

Exminster, EX6 8UJ

- Unique penthouse apartment
- Two allocated parking spaces
- Two large double bedrooms both with en-suite bathrooms
- Lift access
- Wonderful panoramic views
- No chain

Set in the desirable village of Exminster, Mansion House is a Grade II listed former hospital, dates from the mid-19th century and sits at the heart of the development.

The impressive red-brick building houses several luxury apartments, with this two double bedroom property being a prime example. Occupying the fourth floor, this penthouse apartment offers breathtaking, unobstructed views and is conveniently accessible via a lift. Additionally, the property boasts two designated parking spaces and several visitor spaces on a first-come, first-served basis.



Entrance Lobby

Upon approach, a set of steps lead to a communal front door, opening into a spacious lobby area equipped with a lift and stairs leading up.

Hallway

Once in the apartment the entrance hallway is generously proportioned, featuring a raised area ideal for a study space. It includes a radiator, entry phone, and doors leading to a storage cupboard housing the hot water tank and gas boiler.

Lounge

The living room area, with its spacious layout, offers a window with a view over the development and down the tree-lined avenue. It includes two radiators, TV and telephone points, recessed spotlights, and a door to boarded eaves storage.

Dining area

Just off the living room the dining space has a window offering a delightful outlook over the village and towards the Exe estuary. It features a radiator, recessed spotlights, a hatch to the loft space, and a door to fire escape stairs. This area seamlessly connects to the kitchen/breakfast room.

Kitchen

The kitchen boasts an attractive modern design. It includes a window with an outlook over the development, high gloss cream finish base and wall units, a quartz worktop, integral appliances, and a matching quartz breakfast bar area.

Bedroom 1

A large double bedroom plus a dressing room area. It features a radiator, TV and telephone points, and opens to a dressing room with a window-style opening to the main bedroom. This room further includes a large walk-in wardrobe and an en-suite bathroom.





En-suite

The en-suite to bedroom 1 is fully tiled and features a modern design with a low-level w.c., circular hand wash basin, and a Jacuzzi-style bath.

Bedroom 2

Another spacious double bedroom which offers two windows with fitted ornate shutters and views over the communal gardens. It includes a radiator, TV and telephone points, and a door to an en-suite bathroom.

En-suite

Attractively designed with a modern white suite comprising a low-level w.c., glass round hand wash basin, and a bath with a folding glass screen and mixer shower.

Shower Room

From the entrance hallway is a further shower room which features a modern white suite with a low-level w.c., hand wash basin set in a vanity unit, and a glass sliding door to a tiled shower enclosure.

Outside

Outside, the communal facilities include well-maintained grounds with a fitness room, cycle store, and drying room.

The allocated parking space is conveniently located in front of the property, with additional visitor parking spaces available within the development.

Lease details

The ownership arrangement for this property is Leasehold, spanning 999 years from 2000, with 976 years still remaining. The maintenance charge amounts to £995 per half year, covering the maintenance of the building, communal gardens, facilities, and buildings insurance. Additionally, there is an annual ground rent of £125.

Agent Notes

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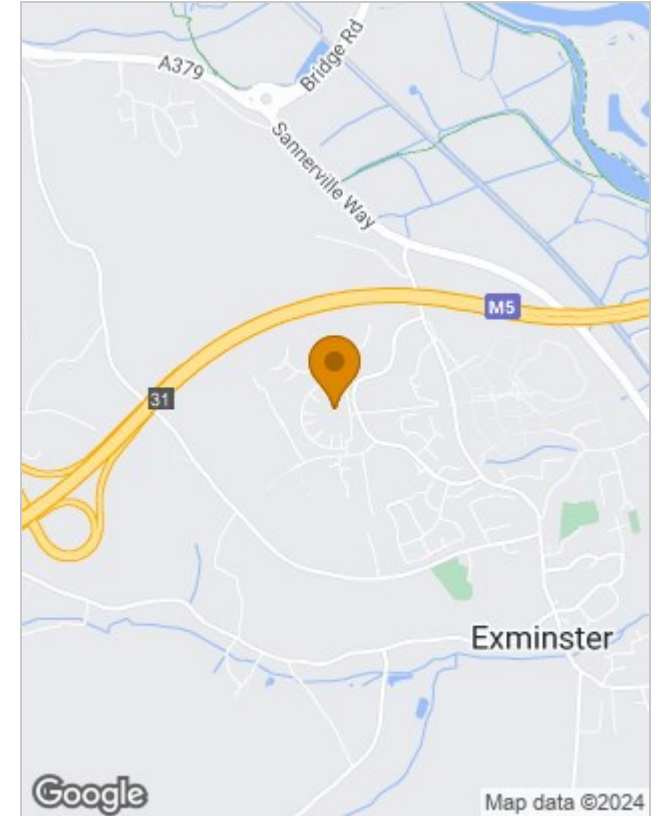




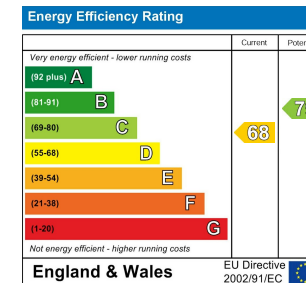
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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