



West of 

# Lawrence Walk

Exminster

£285,000

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Beautifully presented double fronted three/four bedroom town house in the beautiful Devington Park development on the edge of the popular village of Exminster. This lovely property offers well proportioned accommodation with high ceilings and tall windows, and features a good sized lounge/dining room, study/dining room/fourth bedroom, modern kitchen and bathrooms, downstairs cloakroom, master en-suite bedroom, generous sized garden and allocated parking. Chain Free.

Beautifully presented town house | Three/Four bedrooms |  
Light and spacious lounge/dining room | Useful  
study/dining room/fourth bedroom | Downstair cloakroom |  
Modern fitted kitchen | Master bedroom with en-suite |  
Spacious bathroom | Generous sized level garden |  
Allocated Parking

## PROPERTY DETAILS:

### APPROACH

Front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Spacious entrance hallway with high coved ceiling. Central heating radiator. Wood effect laminate flooring. Doors to cloakroom, lounge/dining room and study. Archway to inner hallway with matching flooring. Stairs to first floor. Central heating radiator. Door to understair cupboard. Door to kitchen.

### CLOAKROOM

Tall arch top sash window to front aspect. White suite comprising; low level w.c. and pedestal hand wash basin. Extractor fan. Central heating radiator.

### STUDY

8' 4" x 6' 7" (2.54m x 2.01m) Useful room which could be used as a study, dining room or fourth bedroom, with tall arch top sash window to front aspect and high coved ceiling. Central heating radiator.

### LOUNGE/DINING ROOM

15' 4" x 9' 5" (4.67m x 2.87m) Light and spacious room with tall arch top window to rear aspect and glass panel French door to garden. High coved ceiling. Two central heating radiators. TV and telephone points.



### KITCHEN

9' 6" x 7' 8" (2.9m x 2.34m) Attractive kitchen with tall arch top window to rear aspect and high coved ceiling. Fitted kitchen with range of base, wall and tall larder style cupboard in light wood finish. Roll edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Integral washer/dryer, fridge and freezer. Central heating radiator. Extractor fan.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from inner hallway to light and airy first floor landing with tall arch top window to front aspect and high coved ceiling. Door to airing cupboard complete with combi gas boiler and shelving. Doors to bedrooms and bathroom.

#### BEDROOM 1

12' 9" x 9' 8" (3.89m x 2.95m) Light and spacious master bedroom with two tall arch top sash windows to rear aspect with outlook over the gardens. High coved ceiling. Central heating radiator. TV and telephone points. Door to high level storage cupboard. Door to en-suite.

#### EN-SUITE

Attractive en-suite with white suite comprising; low level w.c., pedestal hand wash basin with mirror and lighting over, and glass folding door to tiled shower enclosure. Shaver point. Extractor fan. Chrome ladder style central heating radiator.

#### BEDROOM 2

9' 8" x 7' 0" (2.95m x 2.13m) Good size bedroom with tall arch top sash window to rear aspect with outlook over the gardens. High coved ceiling. Central heating radiator.

#### BEDROOM 3

8' 6" x 6' 8" (2.59m x 2.03m) Light and airy third bedroom with tall arch top sash window to front aspect and high coved ceiling. Central heating radiator.

#### BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m) Attractive bathroom with tall arch top sash window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin with mirror and lighting over, bath with tiled surround with antique style mixer tap and shower head attachment, glass shower screen, and large fitted mirror. Chrome ladder style central heating radiator. Shaver point. Extractor fan.

### OUTSIDE

#### FRONT

Small front garden areas laid to gravel with planted shrubs. Path to front door.

#### PARKING

Residents car park located in front of the property with marked allocated and visitors parking.

#### REAR GARDEN

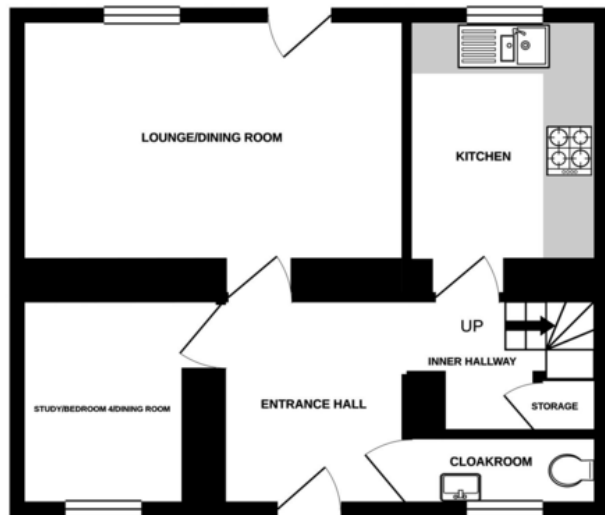
Generous sized level rear garden with block paved patio adjoining the rear of the property leading to a level lawned garden with stepping stone pathway leading to rear access gate.

#### COMMUNAL FACILITIES

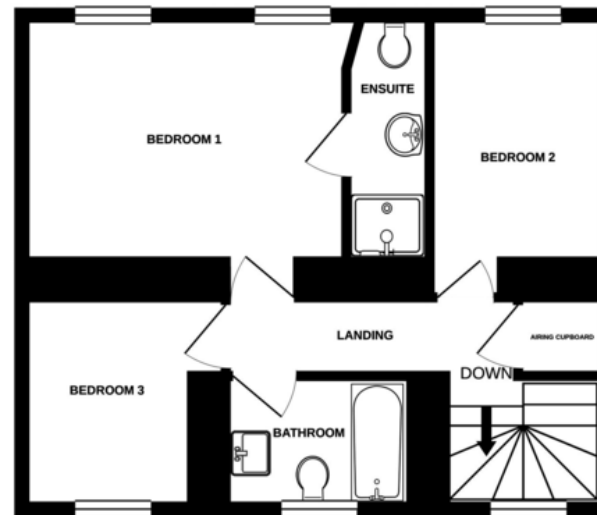
Use of wonderful communal grounds including mini lake with seating areas, fitness room, drying room and bike store.



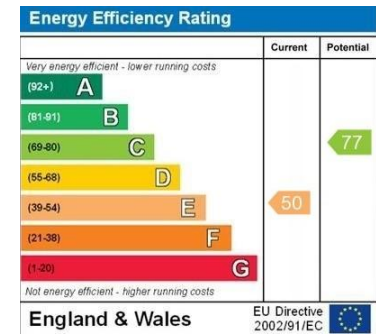
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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