



Superb two double bedroom apartment situated in a tucked away location within the beautiful grounds of Devington Park, Exminster. This attractive property offers light and spacious accommodation with high ceilings and tall windows, and comprises of; large double aspect open plan living/dining and kitchen area with modern fitted kitchen, master bedroom with en-suite, and bathroom. Residents of Devington Park can enjoy the use of the beautifully kept grounds and gardens, fitness room and allocated/visitors parking.

Lower Cloister Walk  
Exminster £220,000

West of 

# Lower Cloister Walk Exminster £220,000

Light and spacious apartment | Two double bedrooms | Wonderful double aspect open plan living/dining and kitchen space | Modern fitted kitchen | Modern bathrooms | Master bedroom with en-suite | Use of all communal facilities and grounds | Easy reach to all village amenities | Allocated parking space | Light and airy with high ceilings and tall windows

## PROPERTY DETAILS:

### APPROACH

Front door to apartment 8 and entrance hallway. Outside light.

### ENTRANCE HALLWAY

Front door leading to a spacious and attractive hallway with high coved ceiling. Spacious airing cupboard with recently updated gas combi boiler and shelving. Central heating radiator. Entrance phone. Telephone socket. Doors to lounge, bedrooms, and bathroom.

### OPEN PLAN LIVING/DINING & KITCHEN SPACE

Wonderful light and spacious double aspect room featuring:

### LIVING ROOM

19' 6" x 11' 6" (5.94m x 3.51m) Bright and spacious double aspect living room with tall arched windows to front and rear aspects. High coved ceiling with picture rail. Two central heating radiators. TV and telephone sockets. Opening through to the kitchen/dining room area.

### KITCHEN/DINING ROOM AREA

19' 6" x 7' 2" (5.94m x 2.18m) Attractive modern kitchen in light wood effect finish with range of base and wall units. Integrated stainless steel electric double oven and gas hob with cooker hood over. Integrated fridge, freezer and dishwasher. Space and plumbing for washer/dryer. Roll-edge worktop with tiled surround and inset stainless steel sink. Arched sash windows to front and rear aspects. High coved ceiling with picture rail and recess spotlights. Extractor fan. Central heating radiator. Ceramic tiled flooring in kitchen area.

### BEDROOM 1

13' 8" x 9' 5" (4.17m x 2.87m) (max) Tall arched window to rear aspect and high coved ceiling. Central heating radiator. Television socket. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

High coved ceiling with recessed spotlights and fitted extractor fan. White suite comprising: low level w.c., pedestal hand wash basin, and glass sliding doors to tiled shower enclosure with electric shower. Fitted mirror with wall lights. Central heating radiator. Shaver socket. Extractor fan.

### BEDROOM 2

12' 5" x 8' 0" (3.78m x 2.44m) Tall arched window to rear aspect and high coved ceiling. Central heating radiator.

### BATHROOM

6' 6" x 5' 3" (1.98m x 1.6m) High coved ceiling with recessed spotlights. Modern white bathroom suite comprising: low level w.c., pedestal hand wash basin, and bath with tiled surround, inset mirror and chrome taps with mixer shower. Wall mirror with wall lights. Radiator. Shaver socket. Extractor fan. Chrome bathroom accessories.

### OUTSIDE

### PARKING

Allocated parking space and ample visitors parking.

### COMMUNAL FACILITIES

Residents have the enjoyment of attractive fully landscaped and maintained grounds surrounding the development totalling approximately 11 acres. These grounds also include a fitness room, cycle store, drying room and a small lake with a natural conservation area.

### AGENTS NOTES:

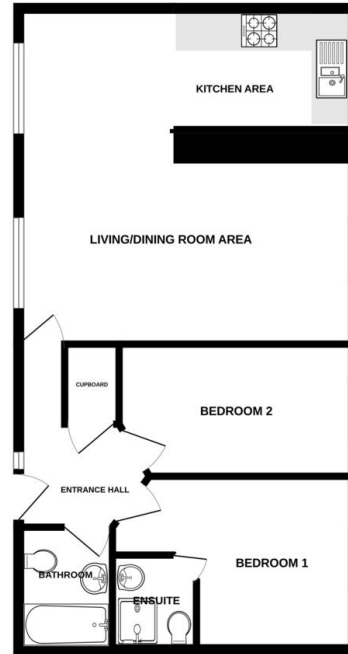
The property is leasehold - 999 years from year 2000 with 974 years remaining.

The annual ground rent is £125.00.

The service charge is £170 per month (including building insurance, exterior cleaning of the windows (every 3 months), maintenance of all gardens/ground, cleaning of communal areas, fitness room, dryer room and bike store, maintenance repair and painting on the exterior of the property).

Council Tax Band : C - Teignbridge District Council

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967