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## Devington Park, Exminster, EX6 8UJ

£300,000

Top-floor penthouse in Grade II listed Mansion House with two double bedrooms, both with ensuites, open-plan living, and stunning views.

**Winkworth**

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Positioned on the fourth floor, this exceptional penthouse apartment offers two generous double bedrooms and enjoys far-reaching, uninterrupted views across the surrounding area. The apartment is easily accessed via a lift and further benefits from two allocated parking spaces, along with additional visitor parking available within the development.

#### Description

You enter through this beautiful Grade II listed building into the main communal entrance which provides access to the apartment via lift and stairwell.

The apartment opens into a large welcoming hallway, incorporating a raised area ideal for a home office or study. Additional features include an entry phone system, plenty of storage and a shower room.

#### Open-Plan Living / Dining / Kitchen

This impressive open-plan living space is light, spacious and ideal for both everyday living and entertaining. The sitting area enjoys a window overlooking the development and tree-lined avenue beyond, along with recessed spotlights and access to boarded eaves storage.

The dining area sits comfortably between the living space and kitchen, offering a delightful outlook over the village towards the Exe Estuary. Features include recessed lighting, a loft access hatch and a door leading to the fire escape stairs.

The kitchen is finished to a high standard with sleek high-gloss cream wall and base units, complemented by quartz work surfaces. Integrated appliances include a dishwasher, oven, hob, fridge/freezer and washer/dryer, while a matching quartz breakfast bar provides additional seating. A further window offers views across the development, completing this stylish and versatile open-plan space.

#### Bedroom One

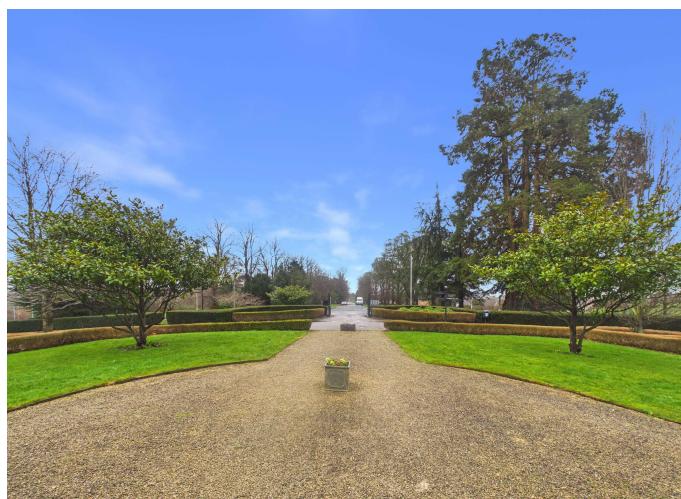
A generously proportioned principal bedroom with an adjoining dressing area, forming an impressive main suite. The dressing area incorporates a large walk-in wardrobe and leads through to a beautifully finished en-suite bathroom, which is fully tiled and fitted with a contemporary suite comprising a low-level WC, circular wash basin and a Jacuzzi-style bath

#### Bedroom Two

The second double bedroom is generously proportioned and enjoys two windows fitted with decorative shutters, offering pleasant views over the communal gardens. The room benefits from its own en-suite bathroom, fitted with a modern white suite comprising a low-level WC, circular glass wash basin, and a bath with overhead shower.

#### Communal Facilities

Residents of Mansion House enjoy beautifully maintained communal grounds along with shared facilities including a fitness room, cycle storage, and drying room.



## At a Glance:

Beautiful Penthouse Apartment with Lift Access  
Two Double Bedrooms with Ensuites  
Large Open Plan Living Area  
Two Allocated Parking Spaces  
Visitors Parking  
Stunning Panoramic Views

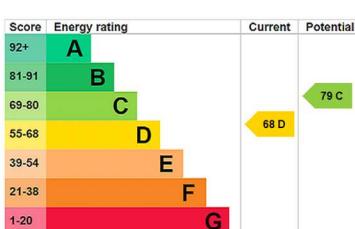
## PROPERTY INFORMATION:

COUNCIL TAX: Band D  
SERVICES: Mains Electric, Water & Drainage  
HEATING: Gas Central Heating  
BROADBAND: Fibre to the Cabinet Broadband.  
Checked on Openreach February 2026.  
MOBILE: Signal Dependant on Provider  
LISTED: Grade II  
TENURE: Leasehold. Term. 999 years from 31 December 2000  
SERVICE CHARGE: £1225.82 for the first 6 Months from 01/01/26  
GROUND RENT: £125 Annually



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