



**26 VIKING GROVE  
MONKERTON  
EXETER  
EX1 3YH**



**GUIDE PRICE £270,000-£280,000 FREEHOLD**



**A stylish semi detached house situated within this popular residential development providing great access to local amenities and major link roads. Presented in superb decorative order throughout. Two double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/dining room open plan to light and spacious sitting room. Enclosed landscaped rear garden enjoying southerly aspect. Fine outlook and views over the neighbouring green and beyond. Side access providing access to private driveway providing parking for two vehicles. uPVC double glazing. District heating. A great first time buy/investment purchase. Viewing highly recommended.,**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Covered entrance with courtesy light. Attractive composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Double width utility cupboard with plumbing and space for washing machine and also housing heat exchanger. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap. Radiator. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

14'2" (4.32m) maximum x 10'0" (3.05m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with matching splashback. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit with modern style mixer tap and single drainer. Integrated upright fridge freezer. Integrated slimline dishwasher. Roll edge work surface incorporating breakfast bar. Space for table and chairs. Stairs rising to first floor. Inset LED spotlights to ceiling. Open plan to:

### **SITTING ROOM**

14'2" (4.32m) x 12'2" (3.71m). Radiator. Telephone point. Television aerial point. Inset LED spotlights to ceiling. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Radiator. Door to:

### **BEDROOM 1**

14'2" (4.32m) maximum into wardrobe space x 10'8" (3.25m). Radiator. Two built in double wardrobes. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

14'2" (4.32m) maximum x 8'2" (2.49m). Radiator. Deep built in cupboard/wardrobe. Two uPVC double glazed window to front aspect with fine outlook over neighbouring green and beyond.

From first floor landing, door to:

### **BATHROOM**

7'0" (2.13m) x 6'4" (1.93m) maximum. A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, folding glass shower scree and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Part tiled walls. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

### **OUTSIDE**

To the front of the property is an area of garden mostly laid to decorative chipped slate for ease of maintenance with various maturing shrubs and plants. Dividing pathway and steps lead to front door. To the left side elevation is a timber gate providing access to two private parking spaces whilst a side gate leads to the rear garden which enjoys a south easterly aspect whilst consists of a raised composite decked terrace with outside light and water tap leading to a neat shaped area of lawn with surrounding shrub beds. The rear garden is enclosed to all sides by means of timber panelled fencing and brick walling.

### **TENURE**

FREEHOLD

### **SERVICE/MAINTENANCE CHARGE**

Our client advises us that this figure is yet to be finalised but will be in the region of £100-£150 per annum for the upkeep of communal areas.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road bear left, by Sainsbury's, and continue down to the next set of traffic lights. Proceed along the new inner bypass and take the 1st right into Viking Grove, continue around bearing right and the property in question will be found on the right hand side occupying a pedestrianised position.

## 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 checks 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.

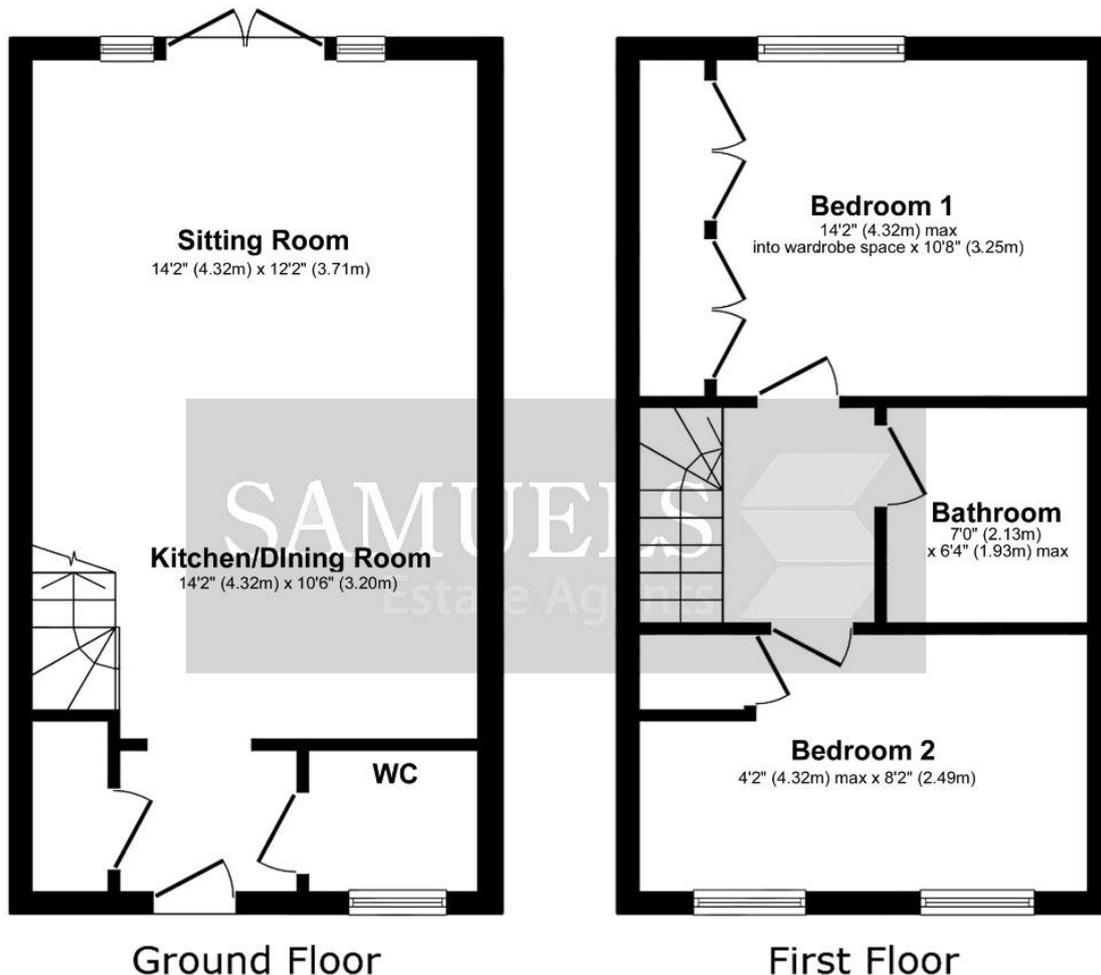
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/AV



Total floor area: 68.9 sq.m. (741 sq.ft.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		