



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

PROOF COPY



**£280,000 FREEHOLD**



A stylish and well appointed modern family home located within this popular development providing good access to local amenities, science park and major link roads. Good decorative order throughout. Three good size bedrooms. Modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/breakfast room. Lounge/dining room. District heating. uPVC double glazing. Enclosed landscaped rear garden. Private allocated parking for two vehicles. A lovely family home. Viewing highly recommended.

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

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Radiator. Understair recess. Smoke alarm. Cupboard housing electric consumer unit. Deep storage cupboard. Door to:

### **KITCHEN/BREAKFAST ROOM**

11'2" (3.40m) x 8'10" (2.69m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Fitted slimline dishwasher. Space for upright fridge freezer. Upright storage cupboard housing heat exchanger. Radiator. Space for table and chairs. uPVC double glazed window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A spacious cloakroom comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

From reception hall, doorway opens to:

### **LOUNGE/DINING ROOM**

15'8" (4.78m) x 12'2" (3.71m) excluding recess. A light and spacious room. Radiator. Telephone point. Television aerial point. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook over rear garden, neighbouring area, parts of Exeter and beyond.

### **FIRST FLOOR LANDING**

Radiator. Access to roof space. Deep storage/linen cupboard. Door to:

### **BEDROOM 1**

13'8" (4.17m) excluding wardrobe space x 10'2" (3.10m). Radiator. Built in double wardrobe. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'8" (3.56m) excluding wardrobe space x 7'4" (2.24m) maximum. Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'0" (3.35m) x 8'0" (2.44m) maximum. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan.

### **OUTSIDE**

Directly to the front of the property is an area of lawn and decorative chipped slate for ease of maintenance. Dividing steps and pathway lead to front door with courtesy light. The rear garden consists of a paved patio with section of garden laid to decorative stone chippings for ease of maintenance. Outside light and water tap. Steps and pathway lead down to a lower section of garden which consists of a timber decked terraced with timber framed pergola. Further section laid to artificial turf again for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access to two private allocated parking space.

### **TENURE FREEHOLD**

### **SERVICE CHARGE**

We await confirmation from our client regarding the charge for the upkeep of communal areas.

### **MATERIAL INFORMATION**

Construction Type: (To be confirmed)

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – EE limited voice and data, Three and Vodafone voice and data likely, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very low 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 1<sup>st</sup> right into Viking Grove, the property in question will be found on the right hand side

### **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 check 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.

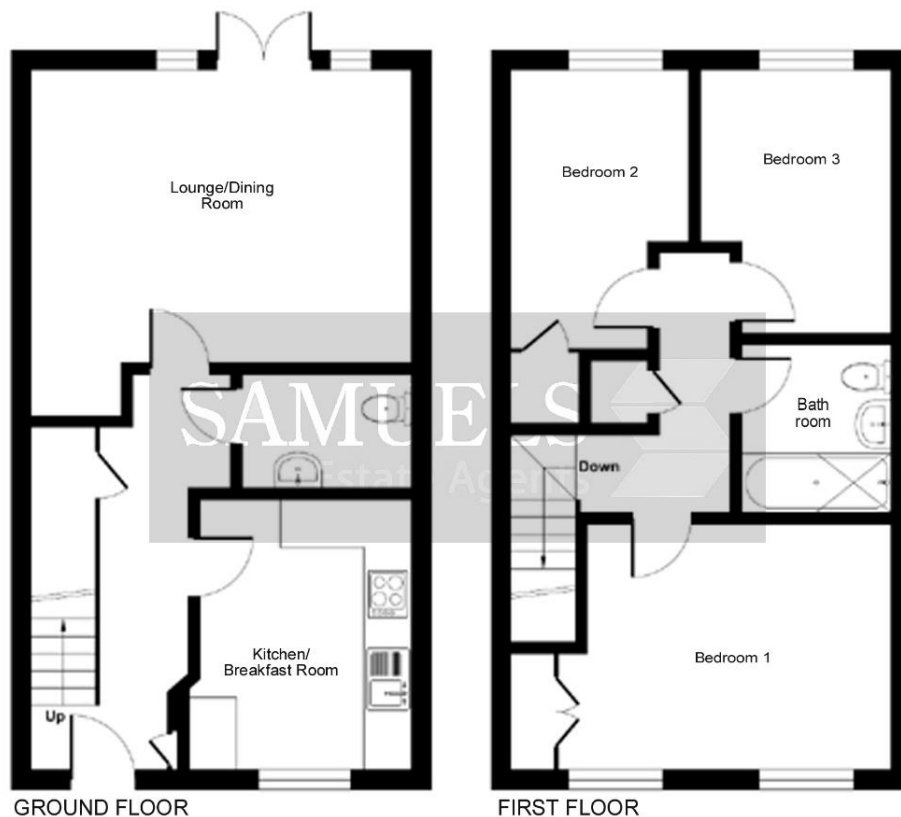
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0225/8852/AV**



Floor plan for illustration purposes only – not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |