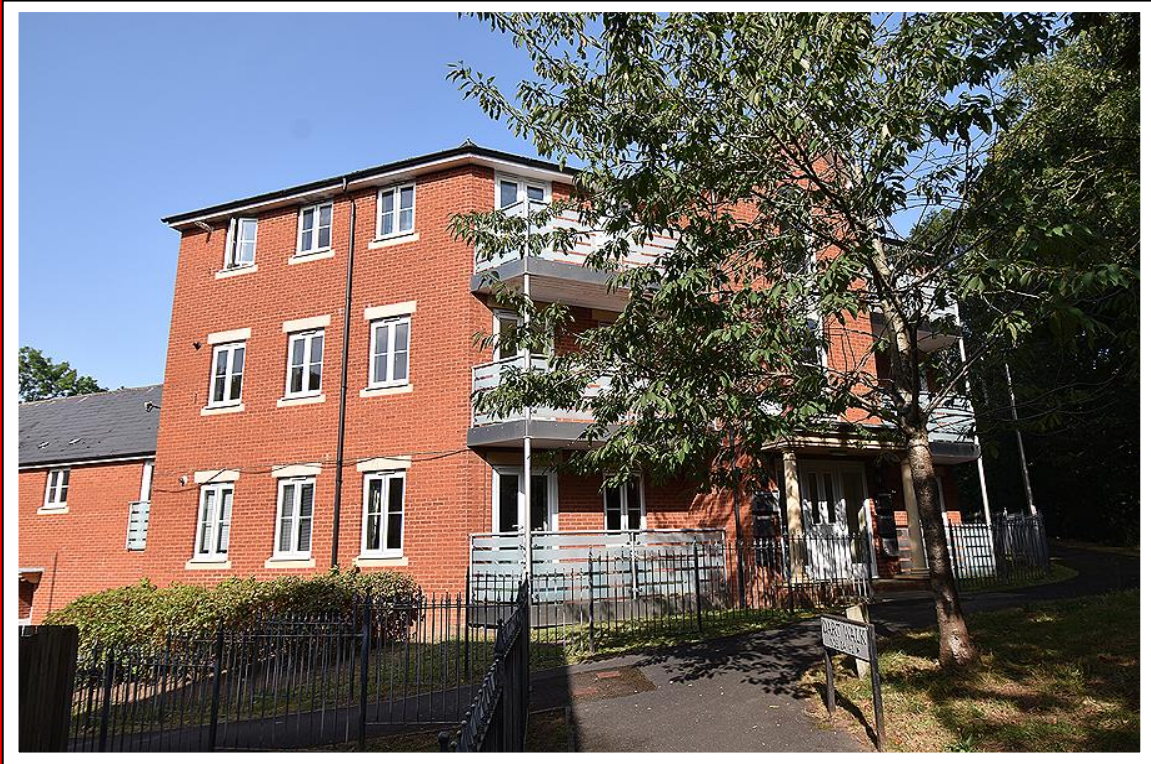




**20 DART WALK  
SOUTHAM FIELDS  
EXETER  
EX2 7QF**



**GUIDE PRICE £180,000 LEASEHOLD**



**A stylish purpose built first floor apartment located within this highly sought after development providing good access to local amenities and major link roads. Light and spacious living accommodation. Two double bedrooms. Reception hall. Well proportioned lounge/dining room with balcony. Kitchen. Bathroom. Gas central heating. uPVC double glazing. Private car port. Ideal first time buy/investment purchase. No chain. Viewing recommended.**

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

Communal door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Stairs to:

### **COMMUNAL FIRST FLOOR LANDING**

Private door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Electric consumer unit. Telephone intercom. Storage cupboard with fitted shelf and radiator. Door to:

### **LOUNGE/DINING ROOM**

19'0" (5.79m) maximum x 11'8" (3.56m) maximum (irregular shaped room). A light and spacious room. Three radiators. Television aerial point. Thermostat control panel. uPVC double glazed windows to front aspect. uPVC double glazed double opening doors lead to:

### **COVERED BALCONY/TERRACE**

Tiled floor. Toughened glass enclosure.

From lounge/dining room, large opening to:

### **KITCHEN**

11'8" (3.56m) x 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply (installed November 2023). uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 1**

11'4" (3.45m) x 11'0" (3.35m). Radiator. Telephone point. Television aerial point. uPVC double glazed double opening doors, with Juliet balcony, to rear aspect.

From reception hall, door to:

### **BEDROOM 2**

10'6" (3.20m) x 7'6" (2.29m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect with pleasant outlook over neighbouring tree line.

From reception hall, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over, glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Light/shaver point. Fitted mirror. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from a private car port which is located to the rear of the building (on facing the rear of the building two car ports are situated to the right side with number 20 owning the left hand side car port).

### **TENURE**

Leasehold. We have been advised a lease term of 125 years was granted on 1<sup>st</sup> June 2006.

### **SERVICE CHARGE**

The current charge is £1,491.32 per annum

### **GROUND RENT**

The current charge is £125

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors - EE voice limited and no data, Three voice and data likely, O2 voice likely and data limited, Vodafone voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely  
Broadband: Standard & Superfast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very low risk  
Mining: No risk from mining  
Council Tax: Band B

### **DIRECTIONS**

From Middlemoor roundabout take the Sidmouth Road, continue down and take the right hand turning into Bathern Road. Continue to the bottom of this road and the property in question will be found on the left 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 checks on 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 surveyors 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.

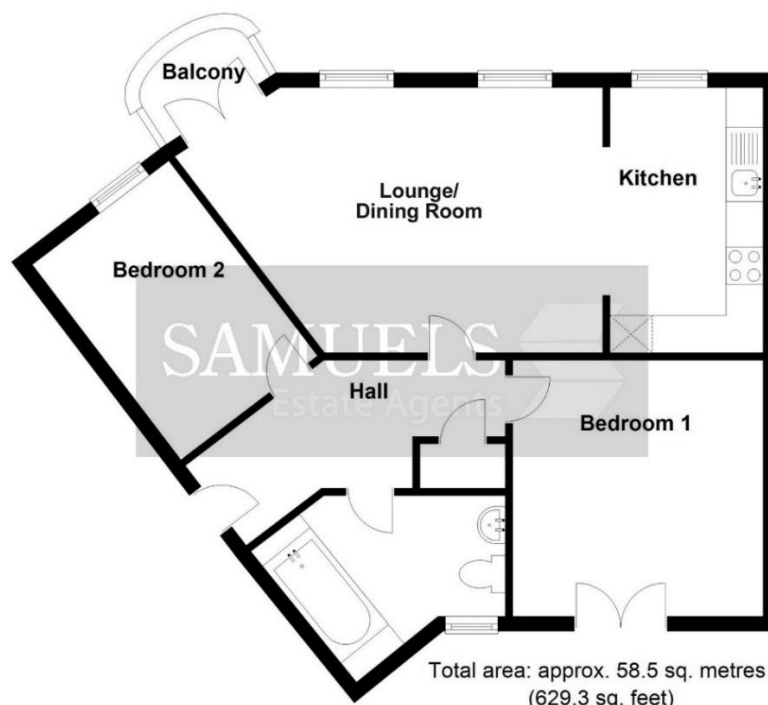
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0824/8424/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		