



**17 VEALE DRIVE  
WYVERN PARK  
EXETER  
EX2 5GW**



**£100,000 (40% SHARE) LEASEHOLD**



**An opportunity to acquire a stylish first floor purpose built apartment located within this highly sought after residential development providing great access to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Presented in superb decorative order throughout. Two double bedrooms. Reception hall. Light and spacious open plan lounge/dining room. Modern kitchen. Modern bathroom. Gas central heating. Double glazing. Private allocated parking space. Ideal first time buy purchase. Recently extended lease. Viewing highly recommended.**

## AGENTS NOTE

The property is being sold on a shared ownership basis (40% share - £100,000) in conjunction with LiveWest, there are certain criteria that they have in place and these are listed below.

- Be unable to buy a similar property for your needs on the open market.
- Have enough savings or funds to put towards the deposit and other purchasing costs, such as legal and moving costs.
- In most cases you will need to have a local connection to the area where you would like to buy. This condition may form part of a local planning agreement. We can help you check this if you are unsure.
- Have a gross household income of less than £80,000 per year.
- Not currently own or have an interest in another property (although you may apply once you have a buyer for your property).
- Please be aware that your credit history will be taken into consideration and adverse credit, such as CCJs and bankruptcy, will not be considered.
- Be registered with and confirmed eligible for shared ownership by Help to Buy South (please visit [helptobuyagent3.org.uk](http://helptobuyagent3.org.uk) or call 0800 456 1188).

## ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

### COMMUNAL FIRST FLOOR LANDING

Private door leads to:

### RECEPTION HALL

Thermostat control panel. Quality laminate wood effect flooring. Telephone intercom. Smoke alarm. Radiator. Telephone point. Deep walk in storage cupboard, with electric light, housing electric consumer unit. Door to:

### LOUNGE/DINING ROOM

18'0" (5.49m) x 11'2" (3.40m) maximum reducing to 9'4" (2.84m). A light and spacious room. Quality laminate wood effect flooring. Three radiators. Telephone point. Television aerial point. Double glazed window to front aspect. Double glazed double opening doors, with Juliet balcony, to front aspect. Large opening to:

### KITCHEN

10'2" (3.10m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with cupboard space beneath. Space for electric cooker. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Quality laminate wood effect flooring. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Double glazed window to rear aspect.

From reception hall, door to:

### BEDROOM 1

11'2" (3.40m) x 10'4" (3.15m). Quality laminate wood effect flooring. Television aerial point. Telephone point. Radiator. Double glazed sash window to rear aspect.

From reception hall, door to:

### BEDROOM 2

9'8" (2.95m) x 8'0" (2.44m). Quality laminate wood effect flooring. Radiator. Double glazed window to rear aspect.

From reception hall, door to:

### BATHROOM

7'4" (2.24m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin with tiled splashback. Low level WC. High polished tiled flooring. Radiator. Part tiled walls. Extractor fan. Shaver point. Obscure double glazed window to front aspect.

### OUTSIDE

The property benefits from the use of the communal gardens and nearby children's play park. The property also benefits from its own private allocated parking space.

### TENURE

LEASEHOLD. We have been advised a lease term of 189 years was granted on 1<sup>st</sup> January 2007

### SERVICE/MAINTENANCE CHARGE

Please find below the monthly charges currently paid by our client:

Rent: £209.71 – Service Charge £57.29 – Building Insurance £12.05 – Sinking fund £6.41 (Totalling £285.46)

### MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice & data limited, Three voice limited and no data

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 B (Exeter)

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing County Hall and the Buckerell Lodge and at traffic lights turn left into Barrack Road. Proceed along and at the next set of traffic lights turn right into Dryden Road and take the next right into Well Oak Park and immediately right again into Masterson Street. Continue to the bottom of this road bearing left and then left again into Veale Drive.

**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.

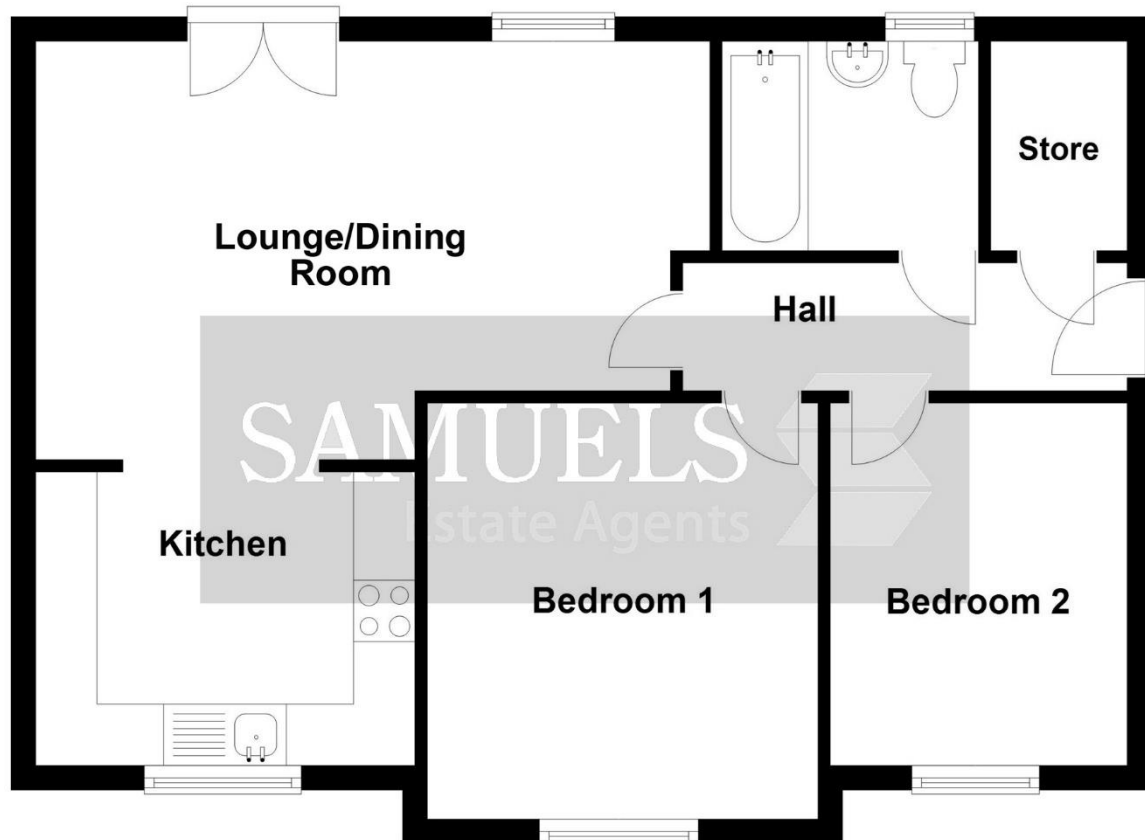
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0425/8909/AV**



**Total area: approx. 53.8 sq. metres (579.2 sq. feet)**

Floor plan for illustration purposes only – not to scale



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