



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

PROOF COPY



OFFERS IN EXCESS OF £195,000 LEASEHOLD



A well appointed and stylish purpose built first floor apartment located within this highly desirable residential development convenient to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Good decorative order throughout. Light and spacious lounge/dining room. Reception hall. Kitchen. Double bedroom. Spacious modern bathroom. Double glazing. Gas central heating. Communal green space and play area. Allocated parking space. Telephone intercom access. Pleasant outlook over neighbouring green. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

COMMUNAL FIRST FLOOR LANDING

Private door leads to:

RECEPTION HALL

Radiator. Telephone point. Smoke alarm. Access to roof void. Linen/storage cupboard with fitted shelving and electric heater. Door to:

LOUNGE/DINING ROOM

16'10" (5.13m) x 10'2" (3.10m) excluding door recess. A light and spacious room. Two radiators. Laminate wood effect flooring. Telephone point. Television aerial point. Two double glazed windows to side aspect. Double glazed double opening doors, with Juliet balcony, to rear aspect. Door leads to:

KITCHEN

12'8" (3.86m) maximum x 6'0" (1.83m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. Integrated washing machine/dryer. Space for fridge. Laminate wood effect flooring. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Double glazed sash window to front aspect with outlook over neighbouring green.

From reception hall, door to:

BEDROOM

12'8" (3.86m) maximum into wardrobe space x 9'8" (2.95m). Radiator. Large built in double wardrobe with storage space over. Double glazed sash window to front aspect again with pleasant outlook over neighbouring green.

From reception hall, door to:

BATHROOM

9'0" (2.74m) x 5'6" (1.68m). A spacious bathroom comprising 'P' shaped panelled bath with central mixer tap, fitted electric shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Shaver point. Part tiled walls. Heated ladder towel rail. Extractor fan.

OUTSIDE

To the left hand side of the property is a vehicle entrance leading to a private car park with numbered allocated parking space belonging to number 5. Communal green space, play area and bin store.

TENURE

Leasehold. We have been advised the property was granted a lease term of 199 years which commenced in 2007. Residents management charge for Flats 1-14 payable to Veale Drive Management Company.

SERVICE CHARGE

The current charge is £72.03 per calendar month.

ESTATE MANAGEMENT CHARGE

Currently £110 per annum made payable to Wyvern Park Management Company.

COUNCIL TAX

Band A

DIRECTIONS

Proceeding out of Exeter down Barrack Road continue down passing the Royal Devon & Exeter hospital and at the traffic light junction turn left into Dryden Road then 1st right and immediately right again into Masterson Street. Continue to the very end of this road which connects to 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.

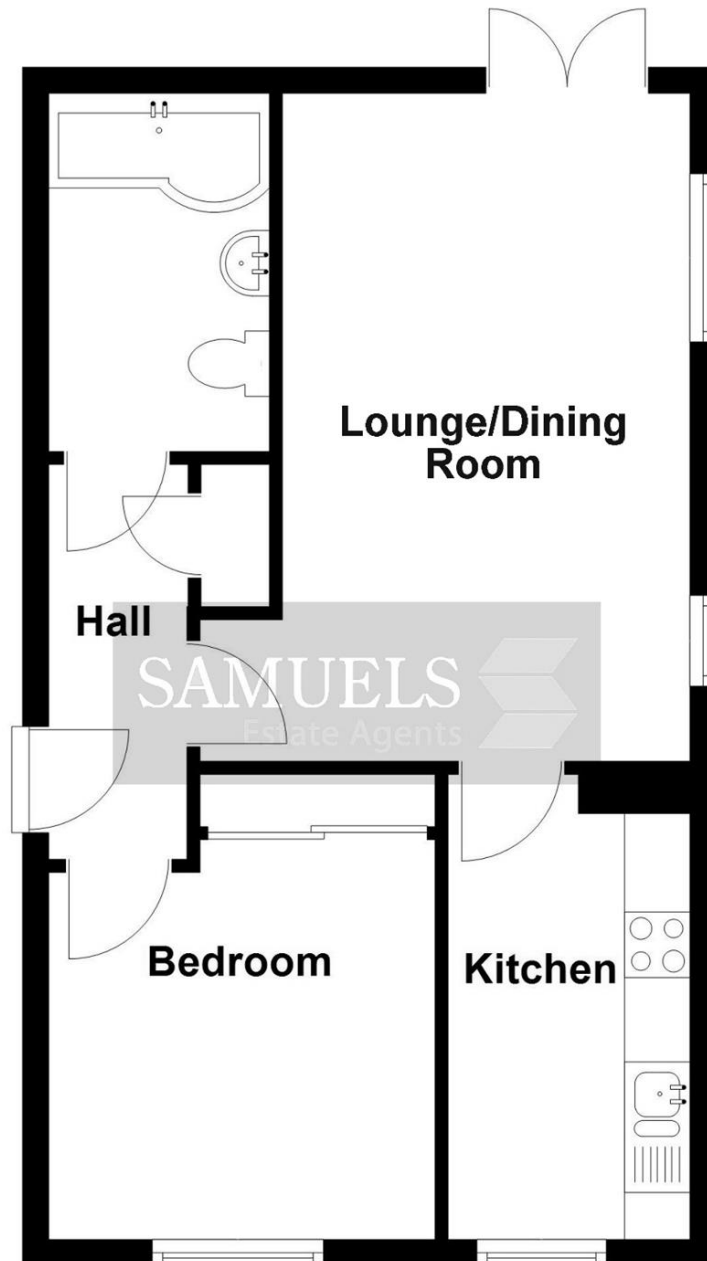
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0424/AV**



**Total area: approx. 43.0 sq. metres
(463.2 sq. feet)**

Floor plan for illustration purposes only – not to scale



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