



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



£90,000 LEASEHOLD (40% SHARE OF EQUITY)



An opportunity to acquire a fabulous well presented second floor apartment located within this highly sought after residential development providing great access to local amenities, Royal Devon & Exeter hospital and city centre. Two 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. No chain. Viewing highly recommended.

AGENTS NOTE

The property is being sold on a shared ownership basis (40% share - £90,000) 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 or call 0800 456 1188).

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

SECOND FLOOR

Private door leads to:

RECEPTION HALL

Access to roof void. Smoke alarm. Radiator. Telephone intercom. Thermostat control panel. Deep walk in storage cupboard with electric light, electric consumer unit and fitted shelf. Door to:

LOUNGE/DINING ROOM

18'2" (5.54m) x 10'4" (3.15m). A light and spacious room. Three radiators. Television aerial point. Telephone point. Double glazed window to front aspect. Double glazed Velux style window to front aspect. Opening to:

KITCHEN

10'4" (3.15m) x 7'6" (2.29m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit. Fitted double oven/grill with four ring gas hob. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Double glazed Velux style window to rear aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

BEDROOM 1

10'6" (3.20m) x 10'6" (3.20m). Two double wardrobes (included in sale). Radiator. Double glazed sash window to rear aspect again with outlook over neighbouring area and beyond.

From reception hall, door to:

BEDROOM 2

9'0" (2.74m) x 8'0" (2.44m). Radiator. Telephone point. Double glazed Velux style window to rear aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

BATHROOM

7'4" (2.54m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted electric shower unit over and glass shower screen. Wash hand basin. Low level WC. Radiator. Shaver point. Extractor fan. Double glazed Velux style window to front aspect.

OUTSIDE

The property benefits from the use of the communal gardens and nearby children's play park. Communal bin store. Private allocated parking space.

TENURE

Leasehold. We have been advised the property was granted a lease term of 99 years from 1st January 2007.

CHARGES

We have been advised the current monthly charge is £312.75 which includes rent share, building insurance and service charge.

COUNCIL TAX

Band B

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 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.

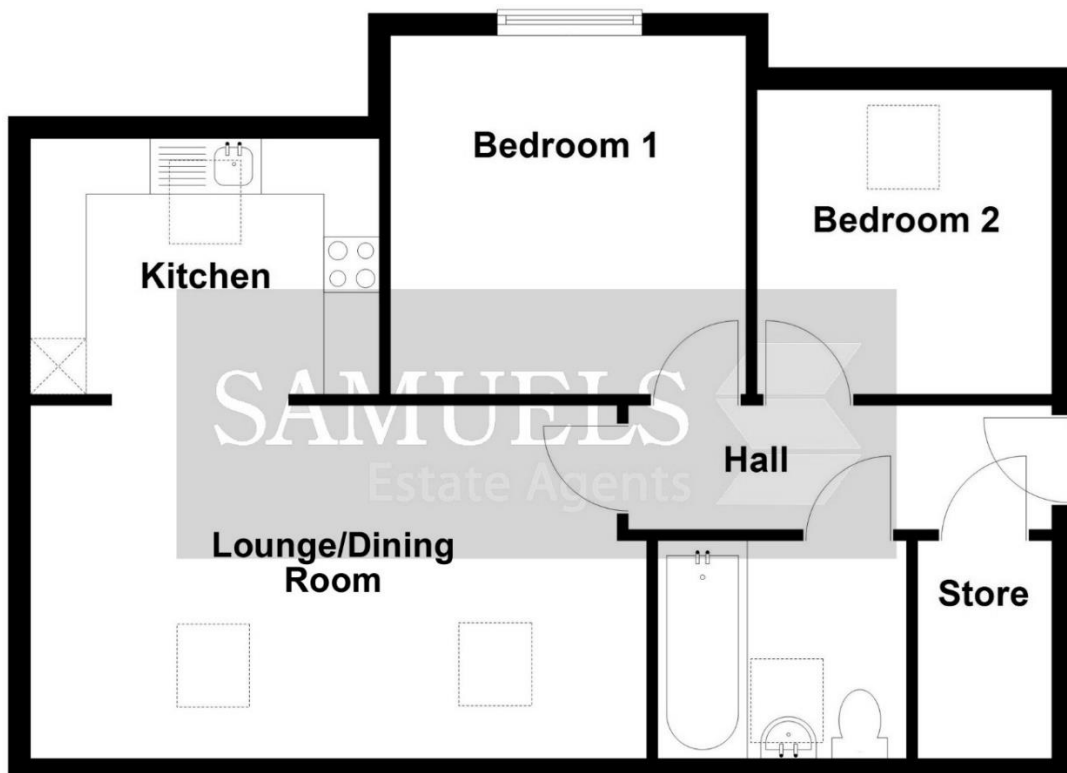
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8693/AV



Total area: approx. 55.5 sq. metres (597.1 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		