



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



£475,000 FREEHOLD



An opportunity to acquire a spacious modern detached family home situated in this highly sought after residential development providing great access to local amenities, popular schools and major link roads. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Dining room. Kitchen/breakfast room. Utility room. Cloakroom. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southerly aspect. Garage and driveway. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Oak wood flooring. Stairs rising to first floor. Radiator. Understair recess. Thermostat control panel. Smoke alarm. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. Electric consumer unit.

From reception hall, door to:

SITTING ROOM

21'0" (6.40m) x 10'8" (3.25m). A light and spacious room. Two radiators. Television aerial point. Telephone point. Contemporary living flame effect electric fire. uPVC double glazed window to front aspect. Double glaze sliding patio doors providing access and outlook to rear garden. Feature archway opens to:

DINING ROOM

11'0" (3.35m) x 9'8" (2.95m). Oak wood flooring. Radiator. Door to kitchen/breakfast room. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

14'10" (4.52m) x 8'6" (2.59m) excluding door recess. Fitted with a range of matching base, drawer and eye level cupboards. Wood effect 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. Space for upright fridge freezer. Wine rack. Tiled floor. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed windows to both side and rear aspects. Door leads to:

UTILITY ROOM

8'6" (2.59m) x 6'0" (1.83m). Single drainer sink unit set within wood effect work surface with tiled splashback and base cupboard under. Plumbing and space for washing machine. Further appliance space. Two eye level cupboards. Upright storage cupboard. Wall mounted boiler serving central heating and hot water supply. Radiator. Tiled floor. uPVC double glazed window to front aspect. Double glazed door provides access to side elevation.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

INNER LOBBY

Feature arched doorway opening to:

BEDROOM 1

12'0" (3.66m) maximum into wardrobe space x 11'0" (3.35m). Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect.

From inner lobby, door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) into wardrobe space x 10'10" (3.30m). Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

10'2" (3.10m) x 8'8" (2.64m) excluding wardrobe space. Built in wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

8'8" (2.64m) excluding wardrobe space x 8'8" (2.64m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawned garden with surrounding hedgerow. Dividing pathway leads to the front door. To the left side elevation is a side gate leading to a wide side paved pathway with shrub bed and outside light which in turn leads to the rear garden which enjoys a southerly aspect. The rear garden consists of a good size paved patio, with outside lighting and water tap, leading to shaped area of lawn. Shrub beds stocked with variety of maturing shrubs, plants and trees including Palms. Timber storage shed. The rear garden is enclosed to all sides whilst an additional side gate provides access to:

GARAGE

Situated behind the garden (right hand side garage). Up and over door providing vehicle access. Power and light. Private parking directly in front.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band E (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Road continue down into East Wonford Hill and at the traffic lights bear left onto Honiton Road. At the next set of traffic lights bear left to Middlemoor roundabout and take the 2nd exit left, passing Middlemoor Police Headquarters, and take the next right into Southam Fields where 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 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.

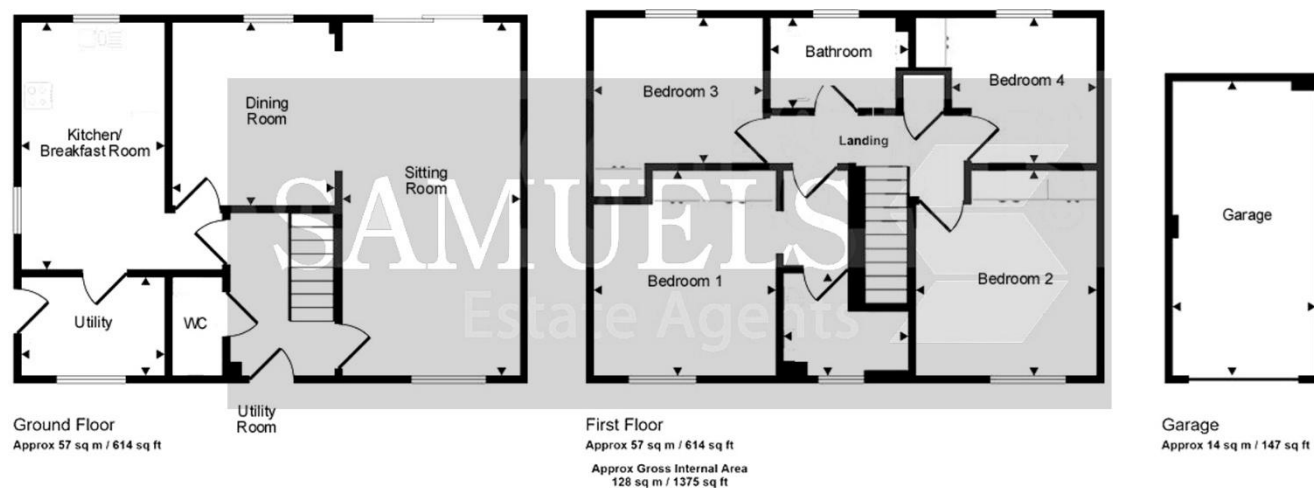
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9106/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		