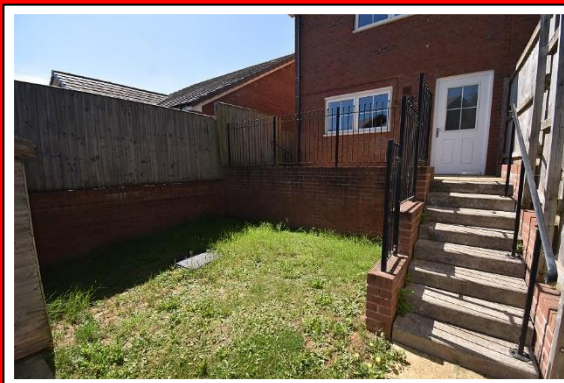




**5 VICTORIA CLOSE
MONKERTON
EXETER
EX1 3ES**



£112,000 LEASEHOLD (40% SHARE)



An opportunity to acquire a spacious semi detached house offered through the shared ownership scheme with buyers having the chance to buy a 40% share with the option to staircase to full 100% ownership over time. Good decorative order throughout. Two good size double bedrooms. First floor modern bathroom. Reception hall. Sitting room open plan to modern kitchen/dining room. Rear lobby. Ground floor cloakroom. uPVC double glazing. District heating. Enclosed rear garden. Private driveway. Cul-de-sac position. Convenient location providing good access to local amenities and major link roads. No chain. Viewing highly recommended.

AGENTS NOTE

The property is being sold on a shared ownership basis (40% share - £112,000) 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.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Composite front door, with inset double glazed panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Telephone point. Door to:

SITTING ROOM

12'4" (3.76m) x 11'2" (3.40m). Telephone point. Television aerial point. Radiator. Thermostat control panel. uPVC double glazed window to front aspect. Open plan to:

KITCHEN/DINING ROOM

15'8" (4.78m) x 11'2" (3.40m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Fitted oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed exchanger. Space for table and chairs. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Door leads to:

DEEP WALK IN STORAGE CUPBOARD

Two double power points, television aerial point and electric consumer unit.

From kitchen/dining room, door leads to:

REAR LOBBY

Radiator. Cloak hanging space. Part obscure double glazed composite door provides access to rear garden. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

FIRST FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

14'10" (4.52m) maximum reducing to 11'2" (3.40m) x 11'4" (3.45m). Radiator. Thermostat control panel. Deep built in cupboard/wardrobe with fitted shelving. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

14'8" (4.47m) x 12'5" (3.78m) maximum reducing to 9'0" (2.74m). Television aerial point. Radiator. Telephone point. Built in airing cupboard/wardrobe with fitted shelving, hanging rail and radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

A modern 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 and tiled splashback. Fitted mirror. Low level WC. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

A shared pathway provides access to the front door whilst to the right side elevation is a private side gate with pathway leading to the rear garden. The rear garden consists of a raised paved patio with railing enclosure. Side steps lead down to a shaped area of level lawn. Further paved patio. Timber shed. The rear garden is enclosed to all sides whilst a pathway leads to a rear garden providing access to private allocated parking space.

TENURE

LEASEHOLD. A lease term of 125 years was granted on 1st August 2017 – 125 years.

SERVICE/MAINTENANCE CHARGE

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

Rent: £353.18 – Service Charge -£13.46 – Building Insurance £14.19 – (Totalling £353.91)

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – EE, O2 voice likely & data limited, Three and Vodafone voice & data likely
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & 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 C (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road and continue to the very end and bear left at Sainsbury's and continue straight ahead and at the traffic lights continue straight ahead onto Cumberland Way and at the roundabout take the left hand turning into Tithebarn Way. Continue down taking the 1st left into Pinn Lane then 1st left into Poltimore Drive and proceed around taking the 1st left into Hilltop Road. Proceed along taking the 1st left into Victoria Close and continue straight ahead into the cul-de-sac and the parking space and rear access to number 5 will be found.

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.

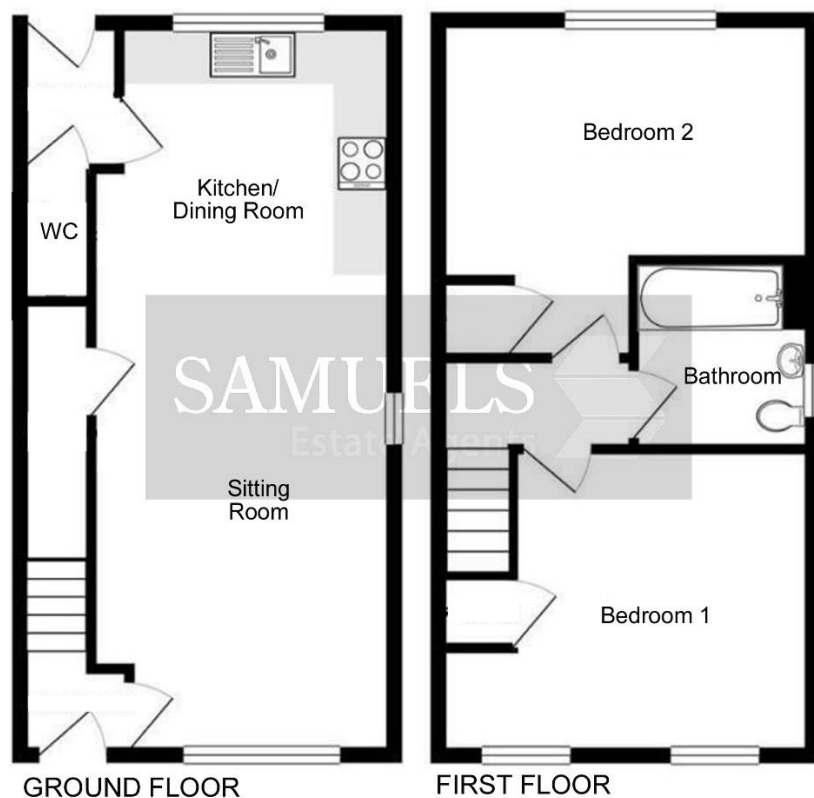
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/8987/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		