

8 Dart Walk, Exeter, EX2 7QF



This spacious executive style family home that is situated in a desirable area close to superstores and good access to the M5. The accommodation comprises entrance hallway, lounge, dining room, study, modern kitchen, utility room, conservatory providing additional living space, cloakroom, four double bedrooms including the master suite that has an en suite and family bathroom, off road parking and a large double garage with storage into the eaves, gardens enclosed and well maintained. Viewing's are highly recommended to appreciate the accommodation.

Asking Price £440,000 Freehold DCX00988

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via a part glazed front door, doors to the lounge, kitchen breakfast room, study, cloakroom, turning staircase to the first floor landing, coved ceiling, radiator.

Lounge 15' 3" x 12' 3" (4.646m x 3.745m)

Front aspect uPVC double glazed window, gas flame effect fireplace, TV point, telephone point, coved ceiling, two radiators.



Kitchen/Breakfast Room 11' 7" x 10' 11" (3.536m x 3.317m)

Rear aspect uPVC double glazed window with a view over the rear garden, fitted range of eye and base level units, sink with a mixer tap, rolled edge work surfaces, built in double oven, built in hob with an extractor fan above, integrated fridge and dish washer, breakfast bar, tiled flooring, radiator, doors to the dining room and utility room.



Utility room 8' 10" x 5' 3" (2.681m x 1.595m)

Side aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edged work surfaces, part tiled walls, plumbing for a washing machine, tiled flooring, extractor fan, door to a large storage cupboard, radiator. Part glazed door to the rear garden.

Dining Room 10' 4" x 10' 7" (3.148m x 3.223m)

Rear aspect patio doors leading to the conservatory, wood effect flooring, coved ceiling, radiator.



Conservatory 10' 0" x 9' 4" (3.057m x 2.854m)

Dual aspect uPVC double glazed windows, tiled flooring, french doors leading to the patio and rear garden.



Study 9' 8" x 6' 9" (2.950m x 2.058m)

Front aspect uPVC double glazed window, coved ceiling, radiator.

Cloakroom

Side aspect uPVC frosted double glazed window, low level WC, wash hand basin, part tiled walls, radiator.

First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard with a hot water tank and shelving, access to the loft void above, coved ceiling.

Bedroom One 13' 10" x 10' 11" (4.211m x 3.335m)

Front aspect uPVC double glazed window, floor to ceiling wardrobes with hanging space and shelving, TV point, telephone point, radiator. Door to the en-suite shower room.



En-suite

Front aspect uPVC frosted double glazed window, three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with a mixer tap, part tiled walls, shaver point, heated towel rail.

Bedroom Two 10' 9" x 11' 4" (3.264m x 3.447m)

Rear aspect uPVC double glazed window, built in double wardrobe with hanging space and shelving, TV point, radiator.



Bedroom Three 10' 11" x 10' 8" (3.320m x 3.258m)

Front aspect uPVC double glazed window, radiator

Bedroom Four 9' 11" x 8' 2" (3.033m x 2.498m)

Rear aspect uPVC double glazed window, built in double wardrobe with hanging space and shelving, radiator.

Family Bathroom

Rear aspect frosted uPVC double glazed window, four piece white suite comprising panelled bath with a mixer tap, fully enclosed shower cubicle, low level WC, pedestal wash hand basin with a mixer tap, part tiled walls, tiled flooring, shaver point, heated towel rail.



Rear Garden

Enclosed rear garden with large paved seating area, outside tap, steps down to the next level with artificial grass, access to the rear of the property and the double garage.



Double Garage

Metal up and over doors, light and power, parking spaces.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.