

70 Dart Avenue, Exeter, EX2 7TX



Cooksleys are proud to present this stunning and immaculately presented three bedroom semi detached family home just a short walk from Topsham. Originally built in 2020 by Bloor Homes this beautiful property has benefitted from multiple upgrades and conveniently located with easy access to the M5, and Exeters airport. The accommodation comprises entrance hall, open plan lounge, cloakroom, utility room, spacious kitchen/diner, first floor landing, three bedrooms including master ensuite, family bathroom. The property boasts a lovely landscaped garden with stunning views over open space, and also benefits from a driveway providing off road parking for two vehicles. Viewing is highly recommended.

Price Guide £395,000

Freehold

DCX01232

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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 uPVC composite front door with glazed window, access to the lounge, cloakroom, kitchen/diner, utility, further storage cupboard, Amtico flooring.



Lounge 11' 2" x 15' 1" (3.40m x 4.59m)

Front aspect uPVC double glazed window, TV point, two radiators. Opening through to the dining room and kitchen.



Cloakroom

Front aspect uPVC frosted double glazed window, low level WC, pedestal wash hand basin with mixer tap and tiled surround, Amtico flooring, radiator.

Utility Room 5' 6" x 4' 1" (1.68m x 1.24m)

Fitted range of eye and base level units, space and plumbing for washing machine, radiator, quality Amtico flooring.

Kitchen/Diner 20' 4" x 10' 1" (6.19m x 3.07m)

Rear aspect uPVC double glazed window with views over the rear garden and open countryside, fitted range of eye and base level units with sink and half with mixer tap and single drainer, electric hob with extractor fan over, integrated electric oven, integrated dishwasher and fridge and freezer, Amtico flooring, spot lighting. Large dining area with rear aspect uPVC French doors leading to the rear garden, two radiators. Opening through to the lounge.





First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, access to the loft void above, storage cupboard and spot lighting.

Bedroom One 15' 7" x 9' 7" (4.75m x 2.92m)

Twin front aspect uPVC double glazed windows, TV point, double built in wardrobe with hanging space and shelving, radiator, door to:



En-suite

Side aspect frosted uPVC double glazed window, three piece suite comprising fully enclosed and tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback, low level WC, spot lighting, extractor fan.

Bedroom Two 10' 11" x 9' 4" (3.32m x 2.84m)

Rear aspect uPVC double glazed window, radiator.



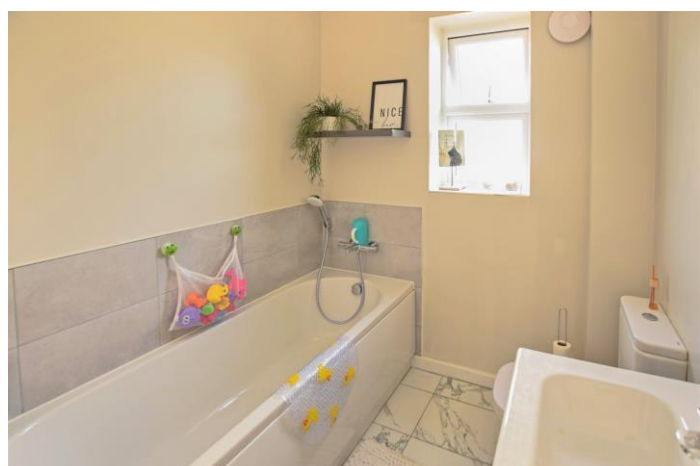
Bedroom Three 9' 5" x 10' 1" (2.87m x 3.07m)

Rear aspect uPVC double glazed window, radiator.



Bathroom

Side aspect frosted uPVC double glazed window, four piece suite comprising fully enclosed and tiled shower cubicle, panel enclosed bath, low level WC, wash hand basin with storage below, mixer tap and tiled splash back, shaver point, part tiled walls, spot lighting, tiled flooring, heated towel rail, extractor fan.



Garden

Private and enclosed rear garden by a range of panel fencing. A large patio area with steps down to the lawn and a gate through to the side of the property.



Outside

Off road parking for two vehicles and pedestrian access to the front door.



The Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © The Experts

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
70 Dart Avenue E2 1EJ E2 7TX	Energy rating A	Valid until: 19 July 2030 Certificate number: 8480-7233-6970-0960-0226
Property type	Semi-detached house	
Total floor area	102 square metres	
Rules on letting this property		
Properties can be rented if they have an energy rating from A to E.		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance).		
Energy efficiency rating for this property		
This property's current energy rating is A. It has the potential to be A.		
See how to improve this property's energy performance.		
Score	Energy rating	Current
92+	A	←
81-91	B	←
69-80	C	←
55-68	D	←
39-54	E	←
21-38	F	←
1-20	G	←
The graph shows this property's current and potential energy efficiency.		
Properties are given a rating from A (most efficient) to G (least efficient).		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/8480-7233-6970-0960-0226/print/true>

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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.