



23 Dart Walk, Exeter, EX2 7QF
£1,050 Per Calendar Month

A well presented SECOND FLOOR FLAT situated in a convenient location on the outskirts of Exeter within walking distance of the M5, the railway station and the Park and Ride offering TWO BEDROOM unfurnished accommodation including an open plan Kitchen/Sitting Room and Bathroom with DEDICATED OFF-ROAD PARKING and GARAGE. Available Now

SITUATION

23 Dart Walk is situated in the sought after and very accessible Southam Fields development on the edge of Exeter within easy access of the M5, as well as within walking distance of major bus routes into the City Centre and Digby and Sowton railway station. There are good local amenities including the Rydon Lane Retail Park which includes a Curry's, Pets at Home, B&M and Halfords, there is also a nearby Tesco's supermarket. a David Lloyd Gym and Sowton Industrial Estate. The property is also convenient for the Exeter Chiefs rugby ground, the Met Office and Pynes Hill Business Park.

DESCRIPTION

23 Dart Walk is a modern purpose built second floor apartment situated within a development of similar properties on the outskirts of Exeter. The property is of modern insulated cavity brick construction under a tiled roof with uPVC double glazed windows and doors throughout and mains gas central heating. Internally the flat is approached off a spacious communal hall and stairway with a Front Door opening into the Entrance Hall and further doors to the open plan Kitchen/Living Room, the Bathroom and both Bedrooms. The property also benefits from modern Kitchen and Bathroom suites and is tastefully decorated throughout. Outside 23 Dart Walk also benefits from a Single Garage and dedicated off-road parking for one car..

ENTRANCE

From the path a fully glazed Front Door opens into the Communal Entrance Hall and two flights of stairs leading to the Flat Entrance Hall opening into the

ENTRANCE HALL

with doors off to all principal rooms, telephone intercom system, hatch to roof space, electric fuse boxes, radiator and useful Storage Cupboard housing a radiator.

OPEN PLAN KITCHEN/LIVING AREA

comprising a Living Area at one end with fully glazed French Doors overlooking and leading out to the private balcony, three radiators, two window to the front and TV point. At one end there is a Kitchen fitted with a range of matching wall and floor units to three sides under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the rear. On one side there is a built-in stainless steel oven and grill with inset four ring gas hob over and pull out extractor fan over. The Kitchen also benefits from space and plumbing for a washing machine and dish washer and space and point for a fridge freezer. In one corner a cupboard houses the mains gas boiler providing domestic hot water and servicing radiators.

BEDROOM 1

A double bedroom with fully glazed French doors overlooking and leading out to a Juliette balcony, radiator.

BEDROOM 2

Another double bedroom with window at one end and radiator to one side.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with mixer shower over and glazed shower screen to one side; a pedestal wash hand basin with mirror and shaver light over; and a low level WC. The Bathroom is also finished with an extractor fan, window to the side and radiator.

OUTSIDE

23 Dart View is set in communal gardens and grounds, which the tenant would have the use of. At the rear of the property there is also dedicated off-road parking for one car and a single garage with metal up and over door and concrete floor.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage. Satellite available via Sky.

Broadband speed is Basic 11 Mbps Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band B - £1851.00 p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent

INITIAL COSTS

Rent ~ £1050 per calendar month

Deposit - £1211 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants,

permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies.

Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

VIEWING & DIRECTIONS

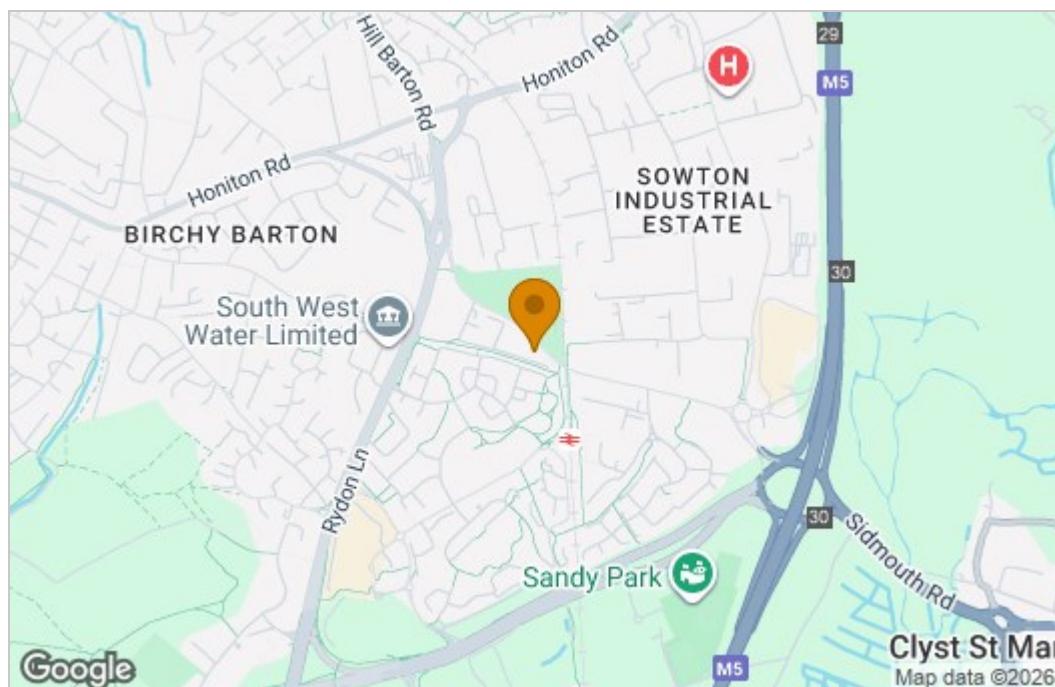
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

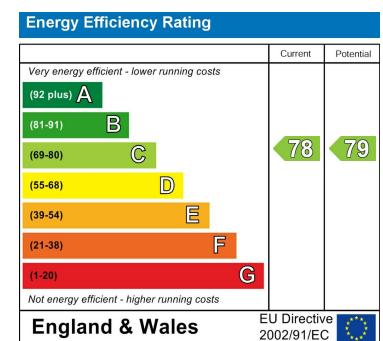
What3words - format.bolt.reward

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.