



**64 HERALDRY WAY  
KINGS HEATH  
EXETER  
EX2 7RA**



**£245,000 FREEHOLD**



**A stylish modern coach house located within this highly sought after residential development providing good access to local amenities, Digby railway station and major link roads. Presented in good decorative order throughout. Two double bedrooms. Light and spacious lounge/dining room. Kitchen. Bathroom. Gas central heating. uPVC double glazing. Driveway and garage. Ideal first time buy/investment purchase. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Covered entrance with courtesy light. Private front door, with inset obscure double glazed panels, leads to:

### **ENTRANCE HALL**

Radiator. Electric consumer unit. Stairs rising to:

### **FIRST FLOOR**

#### **RECEPTION HALL**

Radiator. access to roof space. Smoke alarm. Airing/storage cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect. Door to:

#### **LOUNGE/DINING ROOM**

17'10" (5.44m) x 17'2" (5.23m) maximum reducing to 10'10" (3.30m). A light and spacious open plan room. Two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Doorway opens to:

#### **KITCHEN**

11'8" (3.56m) x 6'2" (1.88m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Breakfast bar. Large opening to lounge/dining room. uPVC double glazed window to front aspect.

From first floor reception hall, door to:

#### **BEDROOM 1**

13'10" (4.22m) maximum x 9'4" (2.84m). Radiator. uPVC double glazed window to rear aspect.

From first floor reception hall, door to:

#### **BEDROOM 2**

12'10" (3.91m) x 8'2" (2.49m). Television aerial point. Radiator. uPVC double glazed window to front aspect.

From first floor reception hall, door to:

#### **BATHROOM**

7'2" (2.18m) x 5'6" (1.68m). A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower scree and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

#### **GARAGE**

18'0" (5.49m) x 8'2" (2.49m). Up and over door. Power and light. Understair storage recess.

### **OUTSIDE**

There is a private parking space directly in front of the garage.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website

Broadband: Current data can be found on the Ofcom website

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 Topsham Road continue to Countess Wear roundabout and take the 1<sup>st</sup> exit left onto Rydon Lane (inner bypass). Proceed straight ahead, passing Pynes Hill Business Park, and continue through the next set of traffic lights and at the following set of traffic lights turn right into Heraldry Way, continue down and take the second right hand turning under the archway and proceed straight ahead and the property in question will be found on the right hand side occupying a cul-de-sac position.

### **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.

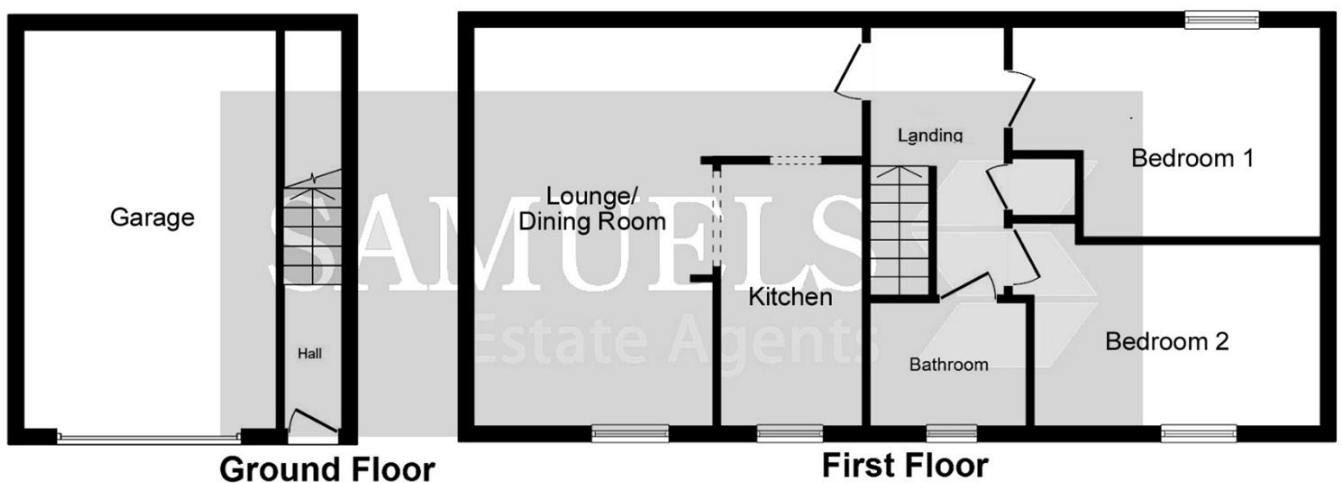
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0725/8990/AV



Total floor area 85.6 m<sup>2</sup> (922 sq.ft.) approx

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		