

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



£250,000 FREEHOLD



A stylish modern coach house located within this popular residential development providing great access to local amenities, major link roads and Digby railway station. Presented in superb decorative order throughout. Two double bedrooms. Light and spacious open plan lounge/dining room. Modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Cul-de-sac position. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance with courtesy light. Front door, with inset obscure double glazed panels, leads to:

ENTRANCE HALL

Radiator. Electric consumer unit. Double power point. Stairs rising to:

FIRST FLOOR

RECEPTION HALL

Access to roof space. Smoke alarm. Radiator. Deep storage cupboard, with fitted shelving, housing boiler serving central heating and hot water supply (installed xx). Double glazed Velux window to part pitched ceiling. Door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 17'4" (5.28m) maximum reducing to 10'10" (3.30m). A well proportioned open plan room. Two radiators. Thermostat control panel. Telephone point. Television aerial point. Double glazed Velux style window to part pitched ceiling. uPVC double glazed window to front aspect. Doorway opens to:

KITCHEN

11'10" (3.61m) x 6'2" (1.88m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashback. Fitted oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Breakfast bar. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 1

13'10" (4.22m) maximum x 9'4" (2.84m). Radiator. Telephone point. Television aerial point. Double glazed Velux style window to part pitched ceiling. uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 2

13'0" (3.96m) x 8'2" (2.49m). Television aerial point. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

SHOWER ROOM

7'2" (2.18m) x 5'6" (1.68m). A matching white suite comprising double length shower enclosure with fitted main shower unit including separate shower attachment and toughened glass shower screen with sliding door. Low level WC. Wash hand basin. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

Directly to the front of the property is a private driveway providing parking for one vehicle in turn providing access to:

GARAGE

17'8" (5.38m) x 8'2" (2.49m). Up and over door providing vehicle access. Power and light. To the rear of the garage is a deep understair cupboard with electric light.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – High risk

Mining: No risk from mining

Council Tax: Band

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st 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 where the property in question will be found on the left hand side.

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.

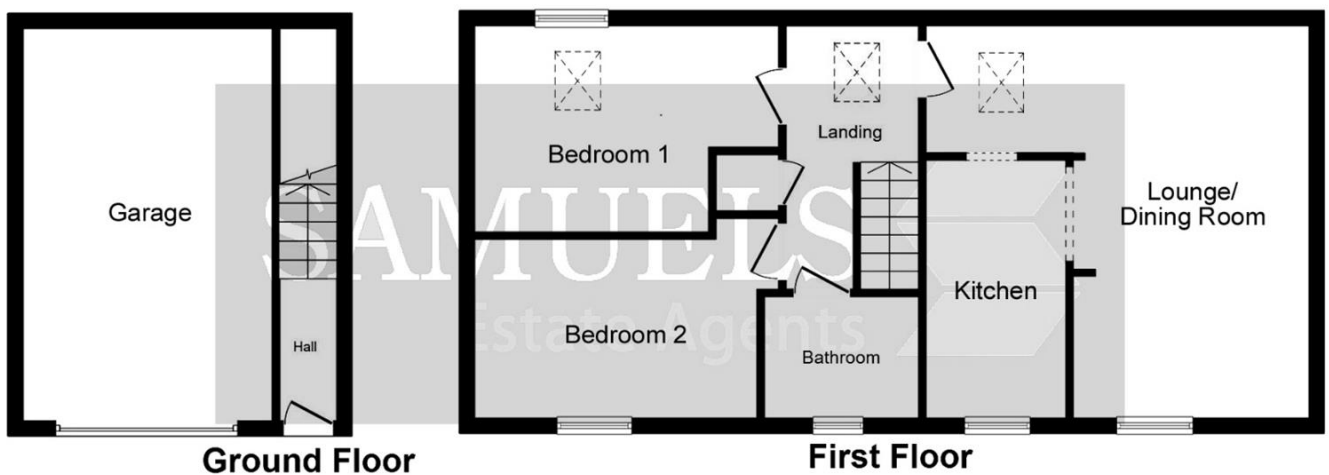
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8922/AV



Total floor area 85.6 m² (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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		