



108 Heraldry Way King's Heath, Exeter, EX2 7RA

A modern 3 bedroom end-terrace house quietly situated in the sought after residential area of King's Heath. The entrance hall gives way to a downstairs cloakroom/wc, lounge and sizeable kitchen/diner with the attraction of patio doors opening onto the sunny and well enclosed garden. There are three bedrooms (main bedroom with en-suite shower room) and a family bathroom on the first floor and the property benefits from the home comforts of gas central heating and uPVC double glazing.

Outside, the property has its own allocated garage in a block close by and a private parking space in front of the garage. The enclosed garden enjoys a sunny southerly aspect and a secure gate gives convenient access from the road. A second gate at the end of the garden gives quick short cut access to the garage and parking space. The garden provides a surprisingly private and relaxing outdoor space attracting plenty of sunshine from late morning through to early evening; the perfect environment for a spot of 'alfresco style' eating and entertaining.

An exciting opportunity for those seeking the convenience of being within easy walking distance of Clyst Heath Primary School, David Lloyds Fitness and Leisure Centre, and Sandy Park, home to Gallagher Premiership Rugby team, the Exeter Chiefs. The property is also well located for the M5, A.30 & the A.38 Devon Expressway.

Early internal viewings are recommended to avoid disappointment.

Guide Price £330,000

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- NO ONWARD CHAIN
- Exciting Opportunity to Live in King's Heath
- Entrance Hall, Cloakroom/WC
- Lounge
- Kitchen/Diner
- 3 Bedrooms (one en-suite shower room)
- Family Bathroom
- Gas Central Heating & uPVC Double Glazing
- Walled Garden (enjoys sunny westerly aspect)
- Garage and Parking Space Close By

Entrance Hall

14'0" x 6'2" (4.28m x 1.90m)

Bedroom 3

10'1" x 7'8" (3.08m x 2.36m)

Cloakroom WC

Bathroom

6'3" x 6'2" (1.91m x 1.89m)

Lounge

17'2" x 10'3" (5.24m x 3.13m)

Garden

Kitchen/Diner

16'11" x 9'10" (5.18m x 3.02m)

Garage & Parking

Landing

Bedroom 1

13'4" x 10'5" (4.08m x 3.20m)

En-suite Shower Room

Bedroom 2

11'1" x 8'11" (3.39m x 2.74m)



Directions





Floor Plan



Ground Floor

First Floor

Total area: approx. 86.5 sq. metres (930.9 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	