



10, Heritage Road



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, Exeter, Devon EX1 3FF

A brilliant two bedroom terraced house situated in a popular development in Exeter. Moments from local amenities, transport links and popular schools.

- Popular residential area
- Well-presented throughout
- Allocated Parking
- EPC Band - B
- Stylish modern home
- 10 Year NHBC Warranty
- Freehold
- Council Tax band - B

Guide Price £260,000

SITUATION

Located in a popular modern development near the Met Office on the eastern fringes of the city centre providing excellent transport links, local schools, retail outlets and Exeter's Business Park. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines.



DESCRIPTION

A stylish detached family home situated in a popular modern development on the east fringes of Exeter. This contemporary property, with well-presented interiors, offers light and spacious accommodation providing 2 bedrooms, kitchen, open plan living/dining room, family bathroom, and guest cloakroom. To the rear of the property is a well thought out, tiered garden with versatile space. Additionally, there is allocated parking for the property.

ACCOMMODATION

Via the entrance, to the right is a modern fitted kitchen with integrated appliances and a large amount of cupboard space with a front aspect window benefitting from a green outlook. To the left of the entrance hall is access to the cloakroom, with W/C and hand basin. Through the entrance hall provides access into the spacious living/dining room with French style doors leading into the garden. Upstairs there are two large double bedrooms, the master benefitting from built in wardrobe space, and finally a family bathroom.

OUTSIDE

To the rear of the property is a tiered, patioed garden with a southern aspect.

SERVICES

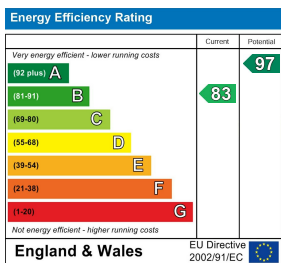
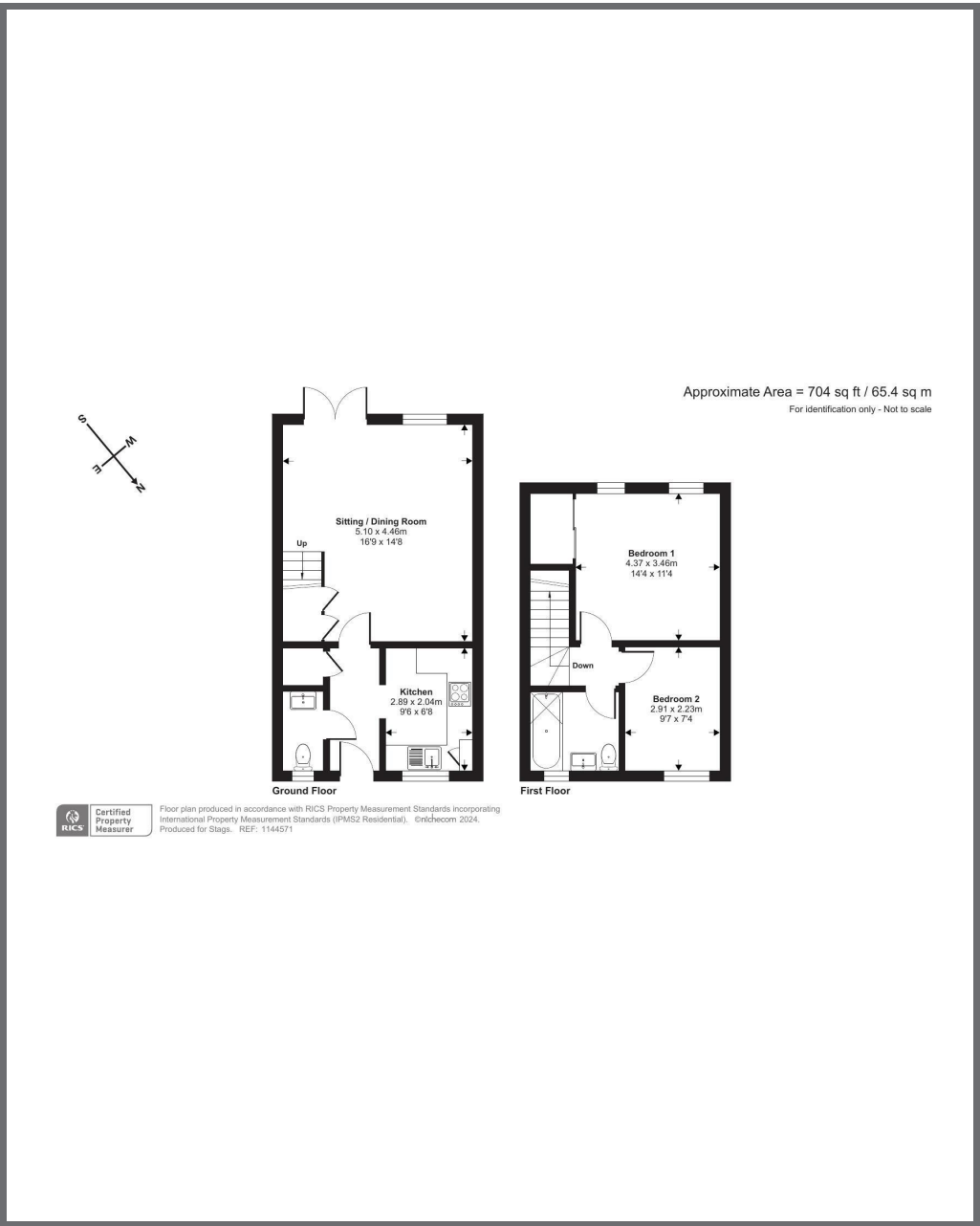
Mains electricity, mains water and mains drainage. Heating and hot water supplied by district heating.

DIRECTIONS

From the centre of Exeter take the B3212 towards Pinhoe. At the junction of Hill Barton Road opposite the Sainsbury's supermarket turn right at the traffic lights onto Hill Barton Road. At the next roundabout take the first exit onto Heritage Road, the property will be on your right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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