



**Shaul House, Heavitree  
Exeter - £150,000**





# 10 Shaul House

## Heavitree, Exeter

### EX1 2SP

#### The Property

This is a fantastic opportunity to acquire a two bedroom flat, located in the heart of Heavitree with no onward chain. The property has two bedrooms, a living room with kitchen and shower room. Bedroom one is a double room and the second bedroom is a good single room or study room. The living area is open plan and links on to the kitchen, which is fitted with wall and base units. There are plenty of windows throughout making the property very light and there are views over the local area and neighbouring field.

#### The Location

Shaul House is situated in the ever increasingly popular area of Heavitree and well placed for access to local facilities including shops, doctor's surgery and many local businesses not to mention the RD&E Hospital and local schools. There are regular bus services into the city centre and easy access out of the city if needed.

#### Directions

From the Paris Street roundabout take the turning into Heavitree Road and continue along past the Heavitree Road police station. At the traffic lights proceed straight ahead down into Heavitree Fore Street. At the second set of traffic lights turn left into North Street, then turn left onto Goldsmith Street. Shaul House can then be found on the right hand side.





### **Entrance Hallway**

With telephone door entry system

### **Bedroom One**

10'7" x 8'9"

Double bedroom with upvc double glazed window, electric heater and double sockets.

### **Bedroom Two/Study**

8'1" x 7'6"

With velux window, electric heater and sockets.

### **Living Room**

13'8" x 11'5"

Spacious living room with upvc double glazed windows, curtain pole with curtains, grey corner sofa, TV stand, dining table with 2 chairs, night storage heater and built in storage cupboard.

### **Kitchen**

A range of wall and base units with drawers, electric oven with hob and extractor over, fridge with freezer compartment, washing machine and velux window.

### **Shower Room**

White suite with shower cubicle with electric shower, heated towel rail, electric fan heater, extractor fan, velux window and built in cupboard with shelves.

### **Lease Information**

Lease: 199 yrs from 1995

Service Charge: £80.41 pm

Pets: Allowed





### Miscellaneous items

EPC: C  
Council Tax: A  
Utilities: All mains services  
Authority: Exeter City  
Tenure: Leasehold

### Agents Notes

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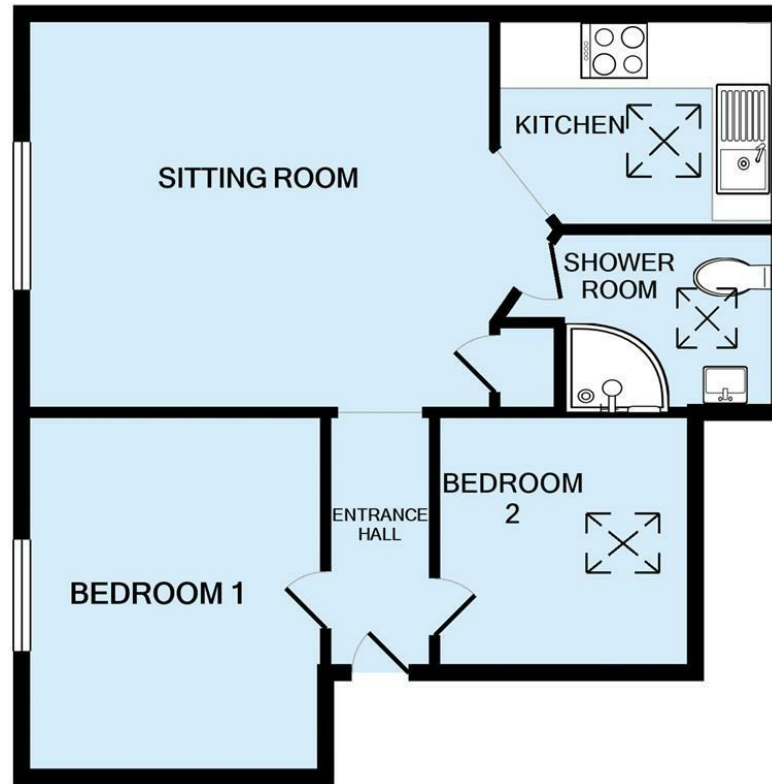
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