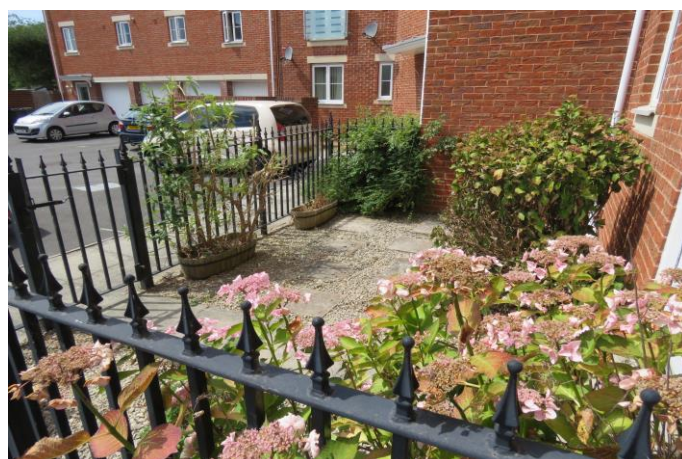


18 Heraldry Way
Kings Heath
Exeter
EX2 7RA

An imposing and well presented modern Town House ideally located within this popular development with easy access to all the usual amenities

£199,000 Freehold DFX07689



Accommodation

* Two Double Bedrooms * Bathroom/Wc * Spacious Hallway *
Ground Floor Cloakroom * Lounge/Dining Room * Fitted Kitchen
with Hob and Oven * Utility Room * Small Front and Rear Gardens
* Allocated Parking Space

This is an unusual modern Town House which is set over three floors and straddles the archway. It is conveniently located in this popular part of Exeter being handy for a range of amenities and providing easy access to local schools, Sowton Industrial Estate, Exeter Airport and the M5 Motorway junction. The easy to maintain house enjoys the benefit of Gas Fired Central Heating and Upvc Double Glazing. There is a well fitted kitchen with built in hob and oven along with a separate utility room and an additional cloakroom on the ground floor. Outside there are small garden areas to the front and rear along with an allocated private parking space. It comprises the following

GROUND FLOOR: storm porch with half glazed entrance door to

RECEPTION HALL: wood laminate flooring, radiator, coat hooks, access to understairs storage area

CLOAKROOM: wood laminate flooring, matching white suite comprising pedestal wash hand basin with tiled splashback, close coupled wc, ceiling mounted extractor fan

UTILITY ROOM: 11' 10" x 5' 0" (3.60m x 1.52m) fitted with single drainer stainless steel sink unit having mixer tap set in worktops with appliance spaces below and plumbing for washing machine, wine rack, tiled splashbacks, wall mounted gas boiler for hot water and central heating systems, radiator, extractor fan, wood laminate flooring, half glazed door to rear garden

FIRST FLOOR LANDING: radiator

BEDROOM TWO: 11' 9" x 8' 8 (3.58m x 2.64m) radiator, telephone point, tv socket, rear aspect

SECOND FLOOR LANDING: radiator, airing cupboard having pressurised hot water tank and slatted shelving above, access to insulated loft

BEDROOM ONE: 12' 6"max x 8' 8 (3.81m x 2.64m) radiator, tv point, telephone socket, rear aspect

BATHROOM/WC: fitted with a matching white suite comprising panelled bath with twin hand grips and mixer tap and tiled surrounds, mains pressure shower with glazed shower screen, pedestal wash basin with tiled splashback and wall mounted mirror over, close coupled w.c., wall mounted shaver point, chrome towel radiator, tiled floor, extractor fan.

LOUNGE/DINING ROOM: 15' 6" x 13' 0" into door recess (4.72m x 3.96m) twin aspect room having wood flooring, mood lighting fitted into skirting boards around the room, two radiators, tv point, telephone socket, dimmer switch

KITCHEN: 8' 11" x 6' 2" (2.72m x 1.88m) well fitted with a range of units comprising base units with cupboards and drawers and worktops over with tiled splashbacks, single drainer stainless steel sink unit with mixer tap, built in stainless steel gas hob and electric oven with stainless steel splashback over and stainless steel cooker hood, stainless steel saucepan protector rods inbuilt into worktop, space for fridge/freezer, range of matching wall cupboards, tiled floor, spotlights, aspect to the front

OUTSIDE:

REAR GARDEN: enjoying a sunny aspect and fully enclosed with attractive wrought iron railing, paved stepping stones and stone chippings along with flower bed and shrubs, gate to rear

PRIVATE PARKING: there is an allocated space at the rear of the property marked '18'

FRONT GARDEN: fully enclosed with wrought iron railing and stone chippings

ENERGY EFFICIENCY: Band C (Rating 72)

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