

SOUTHGATE

ESTATES

28 Heraldry Way, Exeter,
Devon, EX2 7RA
£315,000





Three Bedrooms, Link Detached, Tucked-Away Location, Garage & Parking, Charming Walled Garden



A modern 3 bedroom home in the highly popular Clyst Heath area of Exeter. Built in 2006, the property is brought to the market for the first time since new and offers excellent living accommodation and a charming walled garden, as well as a garage and allocated parking space. Internally, there is a kitchen leading to a dining area to the rear of the property, with sliding patio doors opening onto the rear garden. There is also a generous living room and a downstairs WC. To the first floor, the three well-proportioned bedrooms include a master bedroom with an en-suite shower room and there is a further family bathroom.



Located close to both Clyst Heath Primary School and St Peter's Secondary School, this property is ideally placed for easy commuting to the centre of Exeter using local bus routes or the nearby Digby and Sowton Railway Station. The M5 motorway is also within easy reach for those looking to travel a little further. Local amenities include supermarkets, restaurants and pubs.

To fully appreciate all this property has to offer, internal viewing is highly recommended.

Hallway The property is entered through a double-glazed front door into the hallway, where there is under-stairs storage and doors leading to the living room, downstairs cloakroom and the dining room.

Living Room 17' 3" x 10' 3" (5.256m x 3.126m) A spacious living room, with two windows to the rear aspect.

Kitchen 9' 11" x 8' 6" (3.03m x 2.58m) The modern fitted kitchen comprises a range of matching base and wall units, with a stainless steel sink. There is a built-in electric oven, a gas hob and space is provided for a tall fridge-freezer, a dishwasher and a washing machine. The kitchen window overlooks the rear garden and an opening leads into the dining area.

Dining Area 9' 11" x 8' 3" (3.03m x 2.51m) A further useful family space, with sliding patio doors leading to the rear garden.

Cloakroom With a modern fitted suite and a window to the front aspect.

Landing The galleried landing has doors leading to the property's three bedrooms and the family bathroom.

Bedroom 1 13' 5" x 10' 5" max (4.088m x 3.18m) The master bedroom has a double glazed window to the rear aspect and a door leads to the en-suite bathroom.

En Suite An en suite shower room, comprising a shower with glass screen, a wash hand basin and a low-level WC.





Bedroom 2 10' 5" x 8' 11" max (3.17m x 2.73m) A further double bedroom, with a double glazed window overlooking the garden.



Bedroom 3 10' 2" x 7' 9" max (3.09m x 2.36m) A well-proportioned single bedroom, with a double-glazed window overlooking the garden.

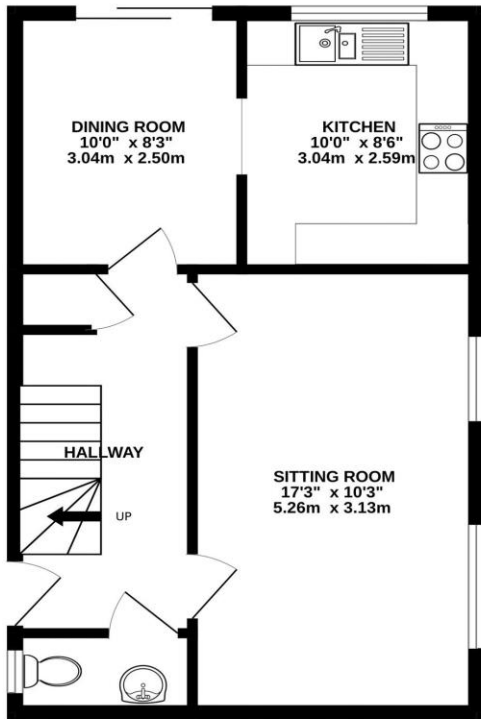
Garage 17' 11" x 8' 4" (5.47m x 2.54m) The single garage is located adjacent to the rear garden and accessed via a pedestrian gate from the garden. There is a large, raised storage shelf, an up-and-over garage door and a double-glazed window to the rear aspect.

Garden & Parking The attractive walled garden is fully-enclosed and is mainly laid to lawn. There is a large decking area where trellises and established climbers provide additional privacy. There is an allocated parking space to the side of the property.

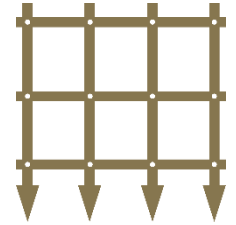
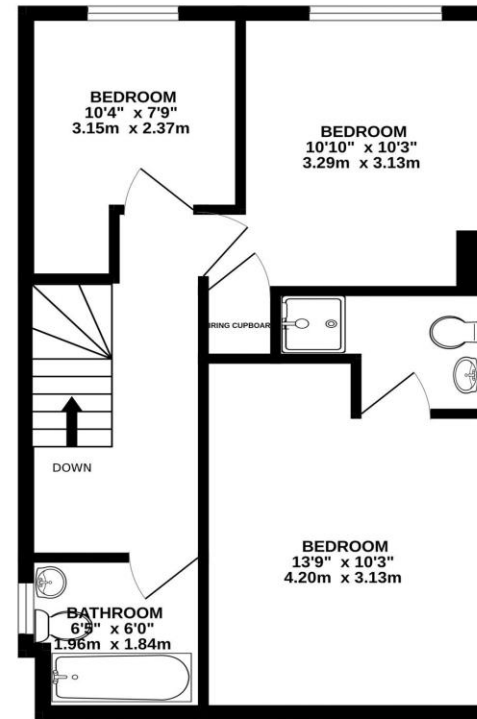
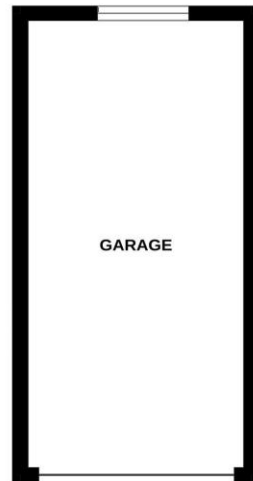


Property Information Tenure - Freehold The garage is leasehold on a 999 year lease with no ground rent payable. EPC Rating C, Council Tax Band C

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



HERALDRY WAY

TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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