



1 HERALDRY WAY, EXETER EX2 7QG

Winkworth



Heraldry Way is a popular location for couples and young families, with local shops and amenities close by and easy access to the M5. This purpose built apartment has a spacious open plan sitting, dining and kitchen area with French doors opening onto a Westerly facing balcony. There are two double bedrooms a modern fitted bathroom and garage with parking space in front.

At a glance..

- Two Double Bedrooms
- Open Plan Sitting, Dining and Kitchen Area.

- Westerly Facing Balcony
- Good Decorative Order
- Double Glazed Throughout
- Gas Central Heating
- Garage & Off Road Parking
- Viewing Recommended

Services...

- All Main Services Connected
- Council Tax Band B
- Exeter City Council

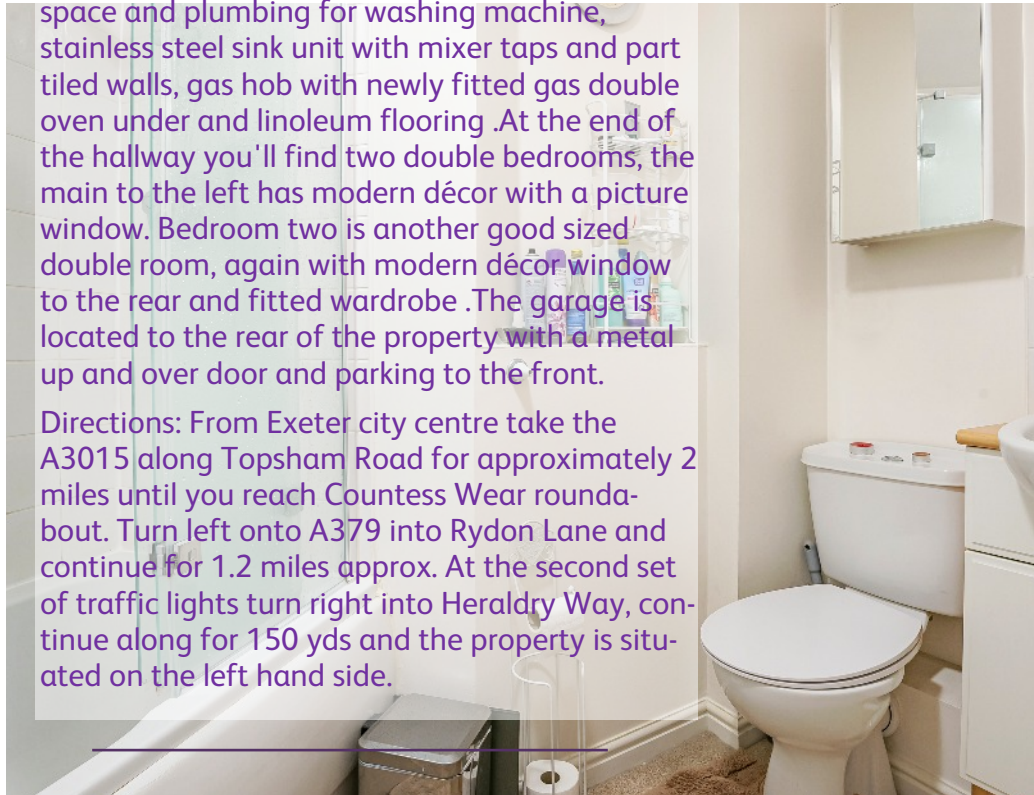
01392 271177 | exeter@winkworth.co.uk

Upon leaving the communal hallway you enter number 1 Heraldry Way through the solid wooden door into a fully carpeted L-shaped hallway. To the left is the bathroom, fitted with a modern white suite comprising of bath with shower over and hinged glass, shower door, wall mounted wash hand basin with fitted cupboard under and mirror over and a further mirrored wall cabinet. To the right hand side is the large L-shaped sitting, dining and kitchen area with dual aspect windows, double ceiling lights, gas fire and double French doors leading out to the Westerly facing balcony, which is a particular feature of the property. The balcony is constructed of steel with frosted glass and has been fitted with AstroTurf. There is plenty of room for outside table and chairs. The kitchen area has a range of wall and base units with space and plumbing for washing machine,



stainless steel sink unit with mixer taps and part tiled walls, gas hob with newly fitted gas double oven under and linoleum flooring. At the end of the hallway you'll find two double bedrooms, the main to the left has modern décor with a picture window. Bedroom two is another good sized double room, again with modern décor window to the rear and fitted wardrobe. The garage is located to the rear of the property with a metal up and over door and parking to the front.

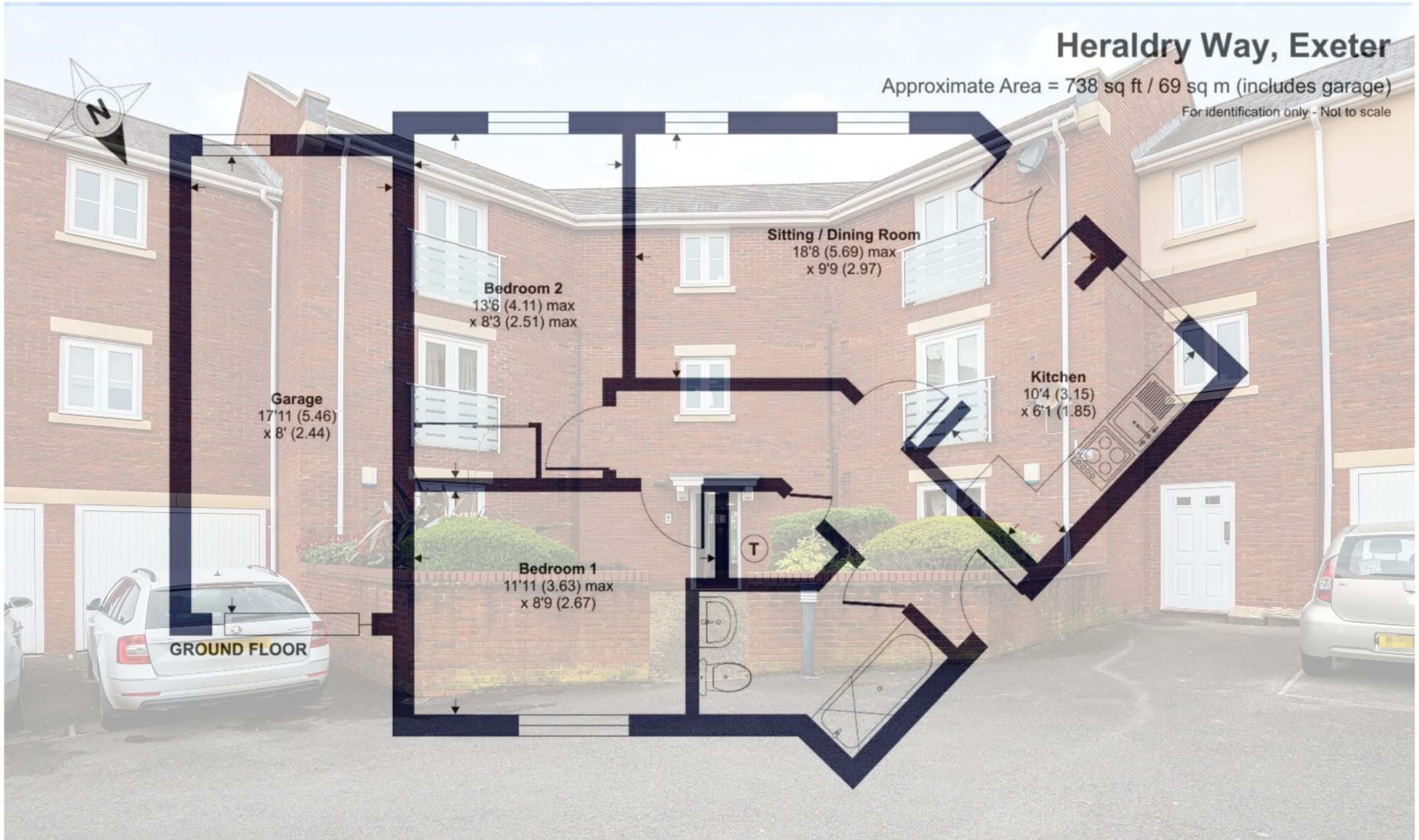
Directions: From Exeter city centre take the A3015 along Topsham Road for approximately 2 miles until you reach Countess Wear roundabout. Turn left onto A379 into Rydon Lane and continue for 1.2 miles approx. At the second set of traffic lights turn right into Heraldry Way, continue along for 150 yds and the property is situated on the left hand side.



Heraldry Way, Exeter

Approximate Area = 738 sq ft / 69 sq m (includes garage)

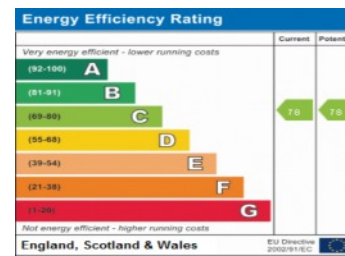
For identification only - Not to scale



Exeter office

25 Southernhay East, Exeter, EX1 1QP
01392 271177 exeter@winkworth.co.uk

winkworth.co.uk/exeter



See things differently.