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Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Balcony



Council Tax Band: B

£825

Heraldry Walk,

, Exeter, EX2 7QW

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR







## SUMMARY

This delightful top floor apartment located in the desirable area of Kings Heath is available to let with immediate effect, subject to satisfactory references.

The property offers convenient access to Digby & Sowton Train Station, the M5 & A30, Tesco Superstore and IKEA and in brief comprises; kitchen, spacious lounge, double bedroom with balcony, second single bedroom and bathroom. Outside there is allocated parking for one car.

The property has recently been redecorated throughout and is available on a longer term basis.

Would suit a professional person or couple. Apologies we are unable to accept pets, children, smokers or sharers.

EPC Rating C

Council Tax Band B



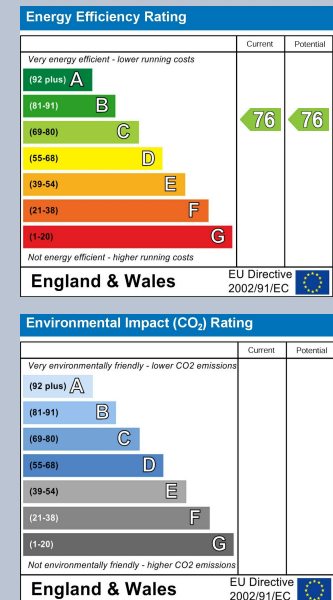
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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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