



# Equinox

SALES & LETTINGS



92 Heraldry Way, Exeter, EX2 7RA

**Guide price £240,000**



GUIDE PRICE £240,000 - £250,000

Tucked away in the popular area of Heraldry Way, Exeter, this well-presented three-bedroom coach house offers a flexible layout that's perfectly suited for professional sharers or those working from home.

The property benefits from a garage conversion that provides a private ground-floor bedroom complete with its own en-suite—ideal for a guest room, lodger, or independent household member. A portion of the original garage has been retained, offering valuable storage space, and there's a private parking space directly in front.



- THREE GREAT SIZE BEDROOMS
- COACH HOUSE
- ENSUITE
- STORAGE
- GUIDE PRICE £260,000 - £280,000
- CLOSE TO LOCAL AMMENITIES
- PARKING SPACE
- CHAIN FREE