



16 Heraldry Walk, Exeter, EX2 7QW

Offers in the region of £170,000





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- Second Floor Apartment
- Main Bedroom Has A Balcony
- Kitchen
- Allocated Parking For One Car
- 133 Years Left On The Lease
- Two Bedrooms
- Sitting Room With Balcony
- Family Bathroom
- No Onward Chain
- Ideal For A First Time Buyer Or An Investor



This well-presented two-bedroom second floor flat offers bright and comfortable accommodation, including a good-sized living room with balcony, two bedrooms (one with a further balcony), a separate kitchen and a family bathroom. The property also benefits from an allocated parking space and access to communal gardens. Recently redecorated with new floor coverings throughout, it is conveniently positioned very close to a range of amenities, including a nearby retail park (approximately 0.7 miles) and Digby & Sowton train station (around a 10-minute walk), as well as offering excellent access to Exeter city centre and the M5.

Walk Through

The property is accessed via a secure communal entrance with stairs leading to the second floor, where a private front door opens into the flat.

Inside, a central hallway connects all of the main rooms; it includes a built-in storage cupboard and wall-mounted intercom system.

The sitting room is a good-sized and comfortable space (approximately 4.5m x 3.6m), with UPVC double glazed doors opening out onto a balcony overlooking the front of the building.

The kitchen is fitted with tiled splashbacks, a range of

high and low units and work surfaces that incorporate a stainless steel sink with mixer tap and a four-ring gas hob with extractor fan and cooker hood. There is a built-in electric oven, plumbing for a washing machine and space for a fridge/freezer.

There are two bedrooms. The main bedroom has direct access to a second balcony, which offers space to sit or stand with a morning coffee. The second bedroom includes a built-in storage cupboard with deep slatted shelves and provides a flexible space for use as a guest room, study or home office if required.

The bathroom is fitted with a white suite comprising a

bath with over-bath shower and screen, WC and wash basin, along with tiled surrounds, a wall-mounted cabinet and extractor fan.

Outside, the property benefits from access to well-maintained communal lawned gardens. The property also comes with one allocated parking space just outside the entrance.

The flat is Exeter City Council Tax Band B and comes with a lease of 155 years from 1 October 2004, with approximately 133 years remaining.

Annual Ground Rent: £192.26 (payable twice yearly) with a Ground Rent Review every 10 years

Annual Service Charge: £736.29 (payable twice yearly)



with an annual Service Charge Review

There is no onward chain.

Situation

The property is conveniently located with easy access to a wide range of local amenities, making day-to-day living particularly straightforward. A nearby retail park (approximately 0.7 miles) provides a Tesco Extra along with a range of stores including Currys, Halfords and Costa, while an Ikea store is also within the same distance. Sowton Industrial Estate lies around 2.1 miles away and offers further shopping options including B&Q and Dunelm. Exeter city centre, approximately 3.4 miles away, offers a great range of shops and a wider selection of facilities.

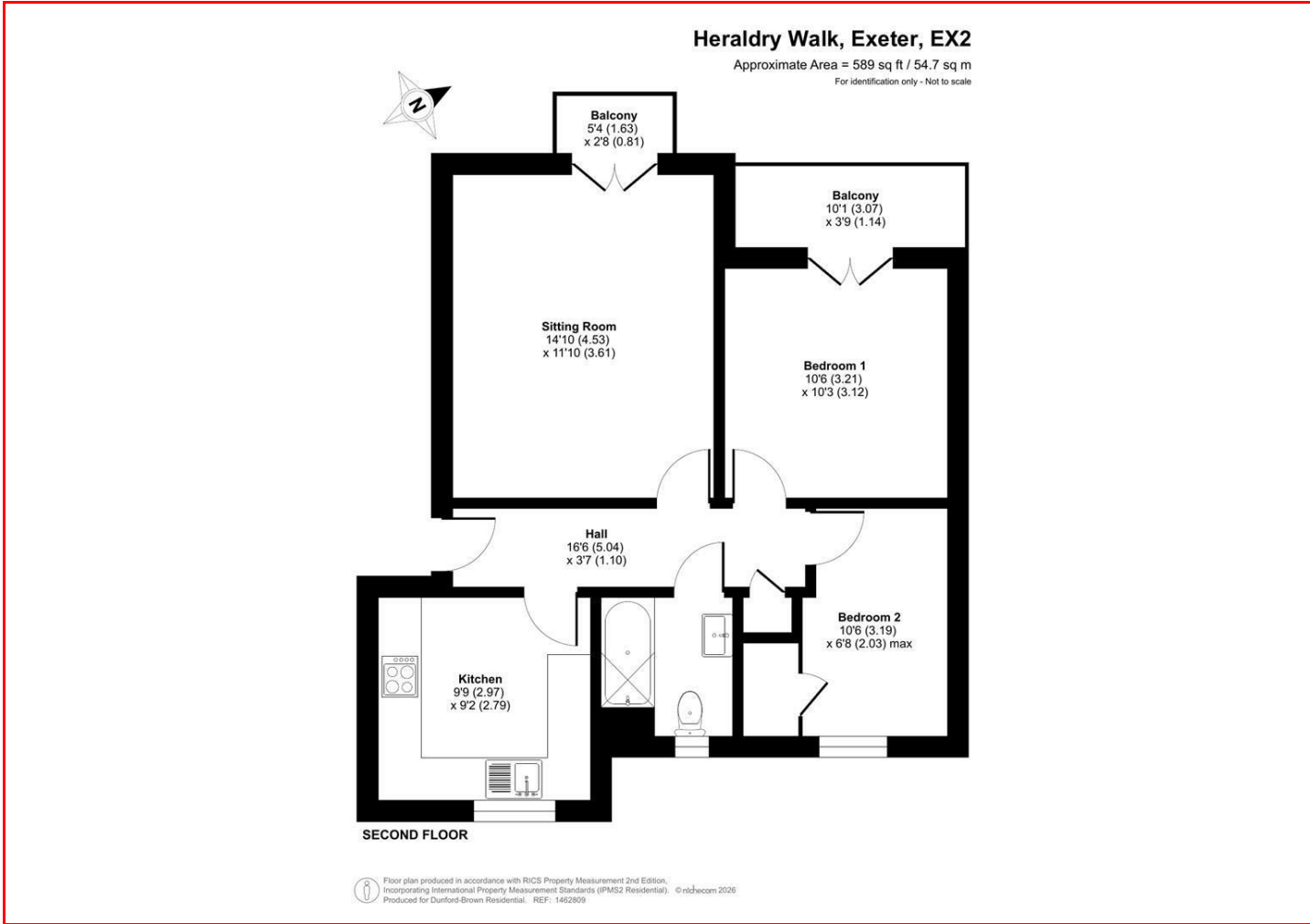
For transport, Digby & Sowton railway station is approximately 0.5 miles away (around a 10-minute walk), providing regular local rail services. The property is also well placed for road connections, with the M5 at Junction 30 approximately 1.6 miles away and the A30 accessible at Junction 29 (around 2.1 miles), offering straightforward routes both locally and further afield. Exeter Airport is approximately 4.3 miles distant, while Bristol Airport is easily accessed via the M5 at approximately 66 miles. Exeter St David's station is around 4.8 miles away and Exeter Central is also easily accessible.

For access to the coast, Exmouth is approximately 8.9 miles away, while Sidmouth lies around 12.9 miles distant, offering a range of beaches and coastal walks.

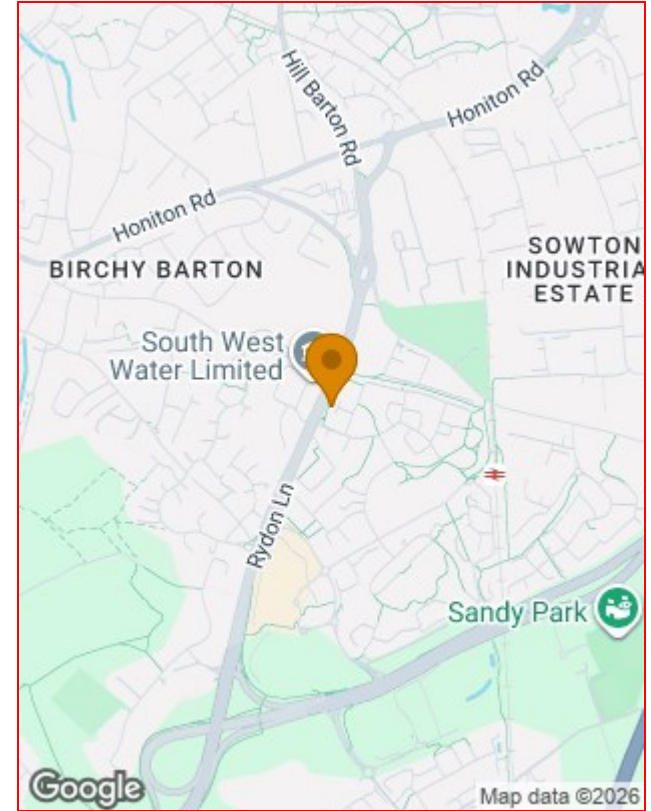




Floor Plans



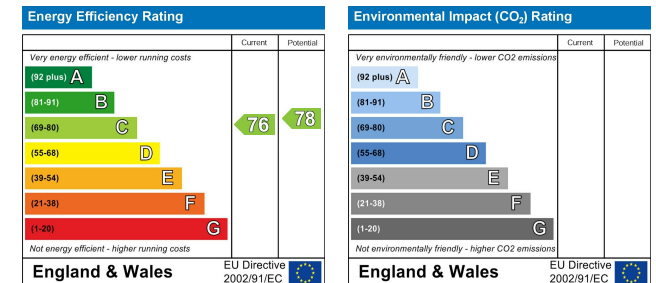
Location Map



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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