

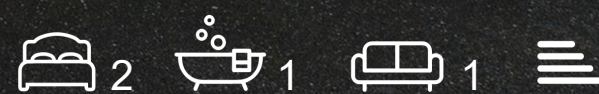


FRANCIS LOUIS
Residential



Heritage Road, Exeter, EX1 3FF

Price Guide £250,000





Heritage Road

Exeter, EX1 3FF

- 2 bedrooms
- Bathroom
- Garden
- No Chain
- Parking
- Kitchen/dining room

Guide Price £250,000 to £260,000 - A contemporary two-bedroom residence located in a sought-after area. This property features a kitchen/dining room, a spacious lounge, a convenient w/c, a well-appointed bathroom, a designated parking space, an enclosed garden, and is offered for sale with no onward chain.



Hallway

Double glazed door to the front aspect, radiator, stairs to the first floor, doors to,

W/C

A low level w/c, wash hand basin, double glazed window to the front aspect, radiator,

Lounge

Double glazed window to the front aspect, radiator, under stairs storage cupboard,

Kitchen/Diner

A range of matching floor and wall mounted units with a roll top worktop and drawer units, inset sink, integral oven and hob, space for fridge/freezer, integral washing machine and dishwasher, double glazed window to the rear aspect, space for dining table, double glazed French doors to the rear garden, radiator,

Landing

Banister over stairs, doors to,





Bedroom 2

Double glazed window to the rear aspect, radiator,

Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, double glazed window to the side aspect,

Bedroom 1

Two double glazed window to the front aspect, radiator, storage cupboard,

Outside

To the rear of the house there is an enclosed landscaped garden with a feature decking area. There is an area to the side of the house that has a timber shed.

Parking

There is one allocated parking space.

Agents Notes

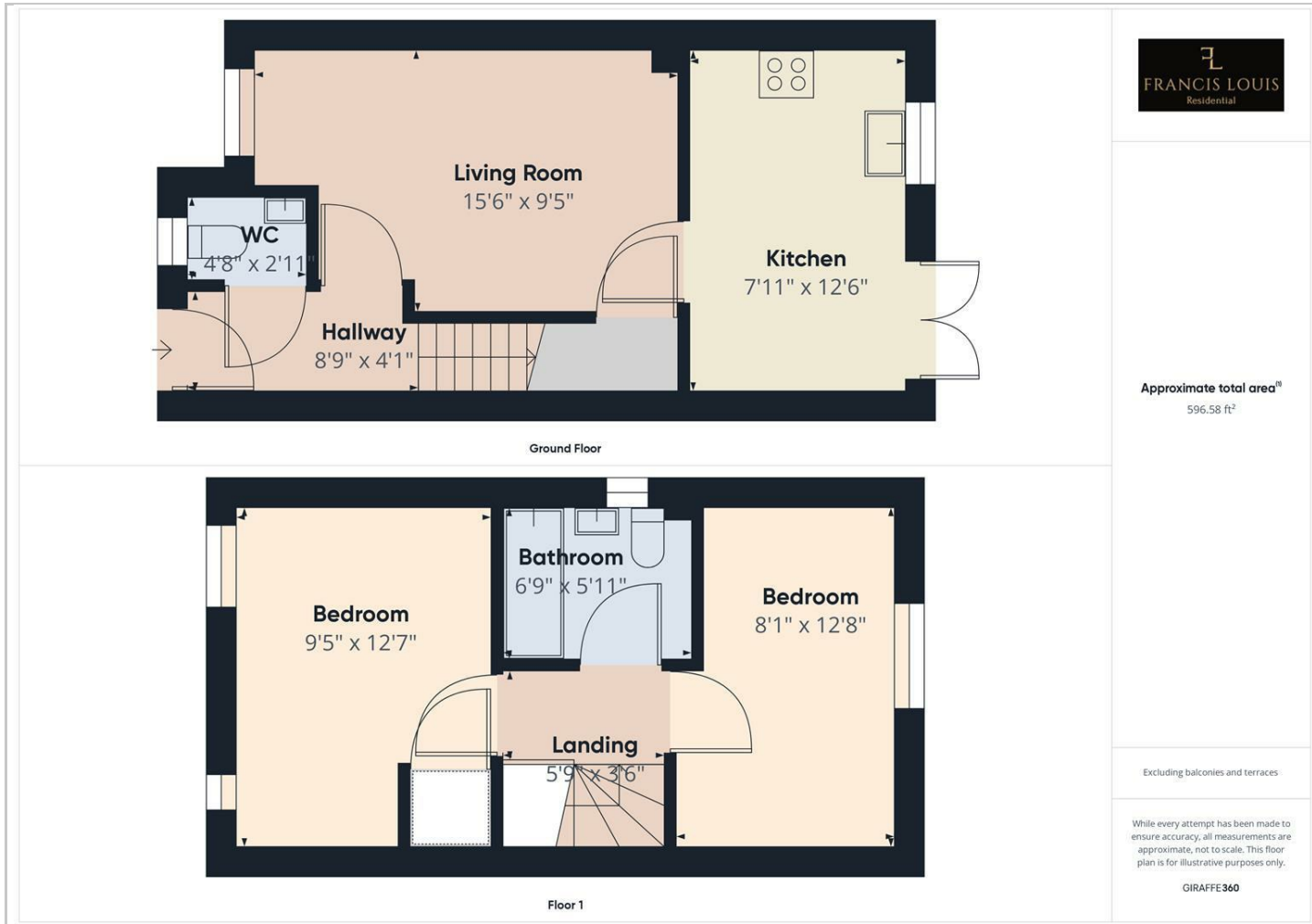
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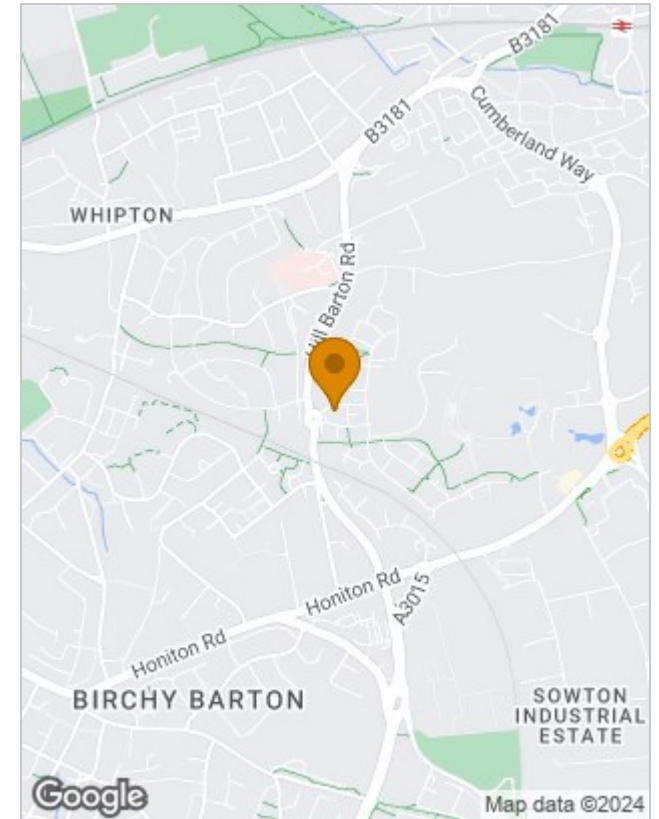




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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