



East of 
ESTATE AGENTS

Heraldry Row
Exeter £300,000

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Beautifully presented three-bedroom family home in a secluded, sought-after location, offered with no onward chain. Spacious living room with French doors to the garden, modern kitchen/diner, en-suite to the principal bedroom, family bathroom, enclosed rear garden and garage.

Three-bedroom family home | No onward chain | Living room with garden access | Kitchen/dining room | Family bathroom & cloakroom | Enclosed rear garden | Popular location | Good transport links | Garage with off road parking |

DESCRIPTION

A wonderful opportunity to acquire this beautifully presented three-bedroom family home, ideally positioned in a secluded and sought-after residential location within easy reach of local amenities.

Offered to the market with no onward chain, this attractive property is perfect for growing families, first-time buyers, or investors alike, combining comfortable living space with excellent convenience. Tucked away in a peaceful and secluded position, this charming three-bedroom home offers the perfect blend of comfort, convenience, and privacy-ideal for modern family living.

The well-proportioned accommodation is thoughtfully arranged, beginning with a welcoming entrance hallway, complemented by a conveniently positioned downstairs cloakroom. The bright and spacious living room enjoys French doors opening directly onto the garden, creating a light-filled space ideal for both relaxing and entertaining.

To the rear of the property, the modern fitted kitchen/dining room offers a range of storage and ample worktop space, with direct access to the garden-perfectly suited to everyday family living and social occasions.



Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom. Additional benefits include double glazing throughout and gas central heating, providing comfort and energy efficiency year-round.

Externally, the property boasts a pleasant enclosed rear garden, offering a private and secure environment ideal for children and outdoor entertaining. A garage further enhances the home, providing valuable storage or secure parking.

LOCATION

Located in the popular Countess Wear/Digby area of Exeter, this home benefits from excellent local amenities and transport links. A short walk takes you to Digby & Sowton railway station, with regular trains into Exeter city centre. Frequent bus services run nearby, and the M5 motorway is easily accessible, making commuting simple. Local shops, supermarkets, and services are all within easy reach, while nearby parks provide green space for outdoor recreation. Exeter city centre, with its wider shopping, dining, and cultural attractions, is just a short drive or bus ride away.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: C

Council: Exeter District Council

Parking: One parking space outside garage

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

Sewerage: Mains

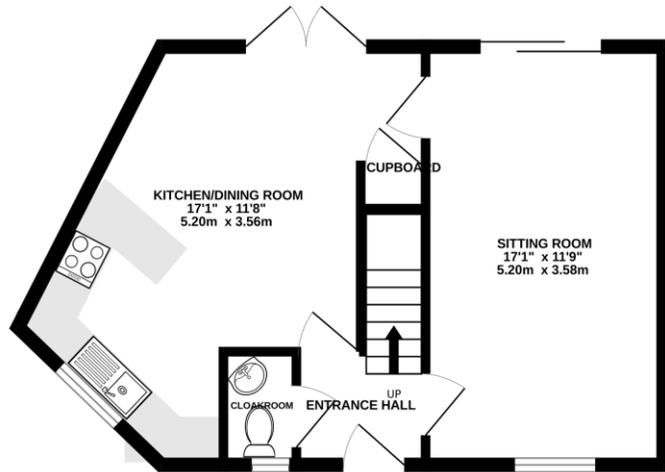
Broadband: Full Fibre Broadband With 1600 MPS

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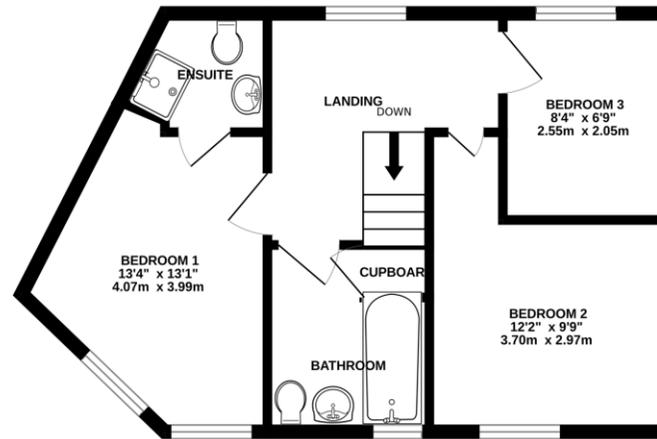
Mobile Signal: Several networks currently showing as available at the property including EE & 3



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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