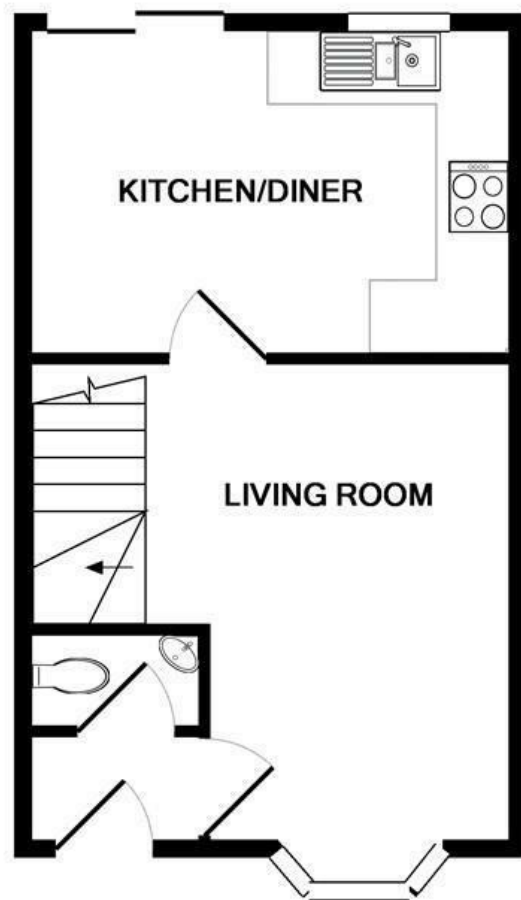
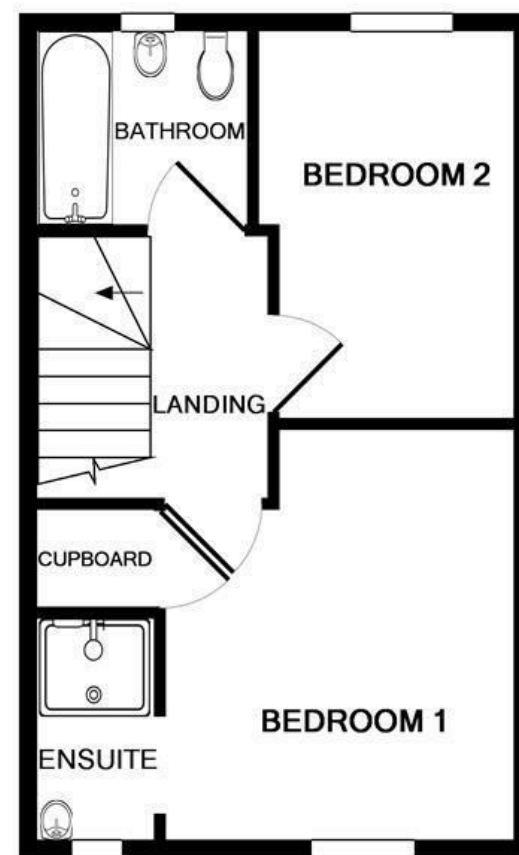




£895



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## \*2 Sovereign Court, Kings Heath, Exeter, EX2 7QL

\*DUE TO THE HIGH LEVEL OF ENQUIRIES WE HAVE RECEIVED FOR THIS PROPERTY, WE ARE NOT TAKING ANY FURTHER ENQUIRIES AT THIS TIME\*

A modern and very well presented 2 bedroom terraced house in the popular Kings Heath development, which has excellent access to the city centre, train station, M5 motorways and local shops and amenities. The property has a good sized living room, modern fitted kitchen/diner, 2 bedrooms, master with en-suite shower area and a family bathroom. There is gas central heating, PVCu double glazing, an enclosed rear garden and one allocated parking space. Available end January 2022. EPC Band C.





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**Lounge**

4.26 x 4.16 (13'11" x 13'7")  
Bay window to front aspect. Stairs to First Floor. Space under stairs for storage. Radiator. Central heating radiator and thermostat. TV point. Telephone point. Door to:



**Kitchen/Breakfast Room**

4.13m x 2.78m (13'6" x 9'1")  
Range of fitted wall and base units with heat resistant work surfacing over. Inset one and a half bowl stainless steel sink and drainer. Tiled splash-back. Fitted oven with gas hob and extractor fan over. Space for fridge freezer, space and plumbing for washing machine. Window to rear overlooking garden. Radiator. Sliding doors to rear garden.



**Cloakroom**

White close coupled WC and mains wash hand basin. Extractor fan.

**First Floor Landing**

Hatch to loft space. Doors to:

**Bedroom 1**

3.73m x 3.1m (12'2" x 10'2")  
Window to front. Radiator. Built-in storage over stairs. Opening to:



**En-Suite**

Single shower enclosure with glass door and tiled surround. White wash hand basin with tiled splash-back. Obscure window to front. Ceiling light. Radiator. Extractor.

**Bedroom 2**

3.33m x 2.18m (10'11" x 7'1")  
Window to rear overlooking garden. Radiator.



**Bathroom**

White suite comprising bath with shower over and tiled surround. Close coupled WC and wash hand basin with tiled splash-back. Obscure window to rear. Radiator. Ceiling light. Extractor fan.



**Outside**

The front garden is laid to lawn with a paved path leading to the front door. The rear garden is mainly laid to lawn with a patio area. There is a gate at the top of the garden giving bin access. The property has allocated parking for one vehicle at the front.



**Council Tax**

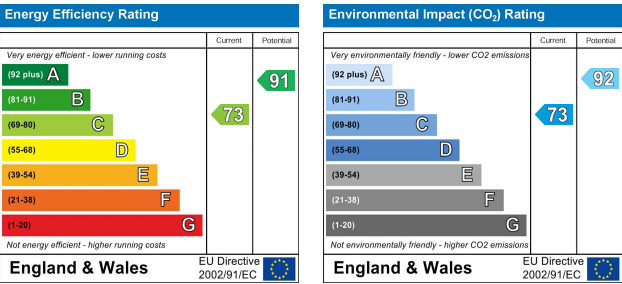
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**Area**

Sovereign Court is situated on the outskirts of the city of Exeter and provides easy access in and out of the city centre from Digby and Sowton train station and Park & Ride. Kings Heath is a popular development and boasts many local amenities including a primary school, a large Tesco's superstore and various retail outlets at the nearby business park including the brand new Ikea.

**Directions**

From Dormans Estate Agents, head south-west on Main Rd/B3181 towards Langaton Lane. Turn right onto Pinhoe Road, then at the roundabout take the 2nd exit onto Hill Barton Road. At the next roundabout, take the 2nd exit onto Rydon Lane. After the walk bridge, take the first left onto Heraldry Way. Then take a left onto Unicorn Street and follow the road round to the right onto Royal Crescent. Continue along this road, then take a right into Sovereign Court.



**Property Misdescriptions Act 1991**  
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.