



SOUTHGATE

ESTATES



Flat 15, Waterside,
Exeter, Devon, EX2 8GU
£235,000



Two Double Bedrooms, Top Floor Flat, Allocated Parking Space, No Onward Chain, Prestigious Gated Development, Quayside Location

A spacious two bedroom top floor apartment situated in the highly sought-after development of Waterside, on the historic Exeter quayside. The apartment is located within walking distance of the favoured restaurants and boutiques of the quay, and is ideally placed for those who enjoy the outdoors with its riverside walks and cycle routes, and river activities such as rowing and canoeing. The property is also within walking distance of Exeter city centre and the Princesshay development, meaning that a more ideal location would be difficult to find. The purpose-built development benefits from communal gardens and allocated parking, visitors' parking spaces and keypad operated security gates.

The apartment itself comprises two double bedrooms, a bathroom, open-plan lounge diner and a modern kitchen. Offered for sale with no onward chain and with a share of the freehold, internal viewing of this apartment is highly recommended in order to fully appreciate its size and desirable quayside location.



Entrance Hallway The front door opens to the good-sized entrance hallway which boasts two built-in storage cupboards, one containing the hot water tank. There are also doors to the living room, bathroom and two bedrooms.

Lounge Diner A spacious open-plan room benefitting from three uPVC double glazed windows to the rear aspect and two night storage heaters. There is also ample space for a dining table and chairs, and an archway opens to the kitchen.

Kitchen Containing a range of matching wall and base units with roll-edge worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, a tall fridge freezer and a washing machine.

Bedroom 1 The master bedroom has the advantage of a uPVC double glazed window to the front aspect, and a night storage heater.

Bathroom Comprising a hidden cistern WC, a pedestal wash hand basin with a mixer tap over, and a bath with mixer taps and a Designa shower over. There is also an extractor fan, a shaver light and socket, a wall-mounted Dimplex heater and part-tiled walls.

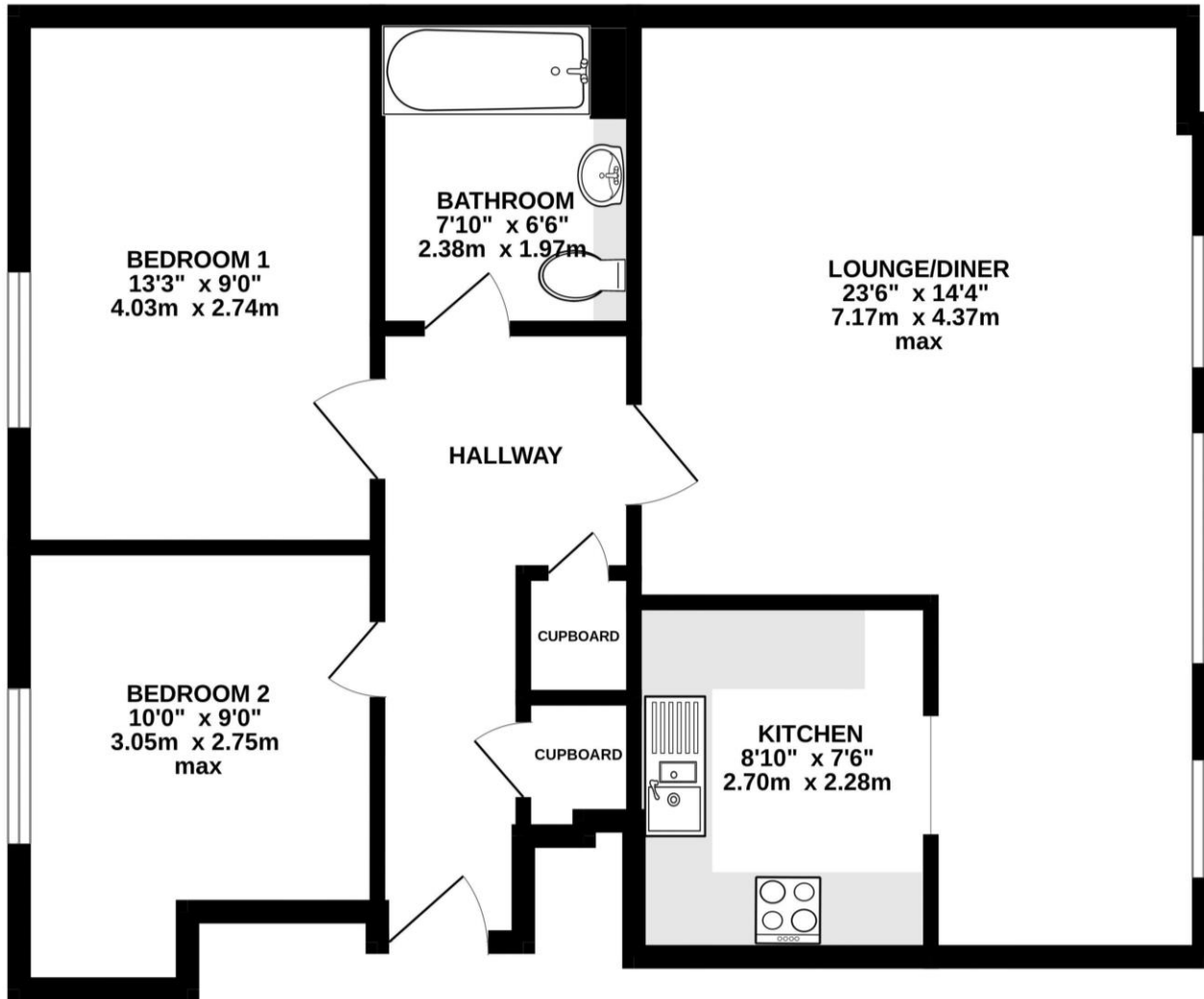
Bedroom 2 A second double bedroom consisting of a night storage heater, and a uPVC double glazed window to the front aspect.

Parking Flat 15 has the advantage of an allocated parking space within the Waterside development.

Property Information Tenure: Share of the Freehold (the vendor has informed us that the lease runs from 1989 to 2988, and the maintenance charges are currently £1,444.59 per 6 months). Council tax band: C.

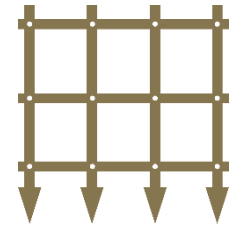


TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk