



A lovely first floor and second floor maisonette with views over the Rive Exe. The property is located at Exeter Quay and within easy walking distance of all its local amenities, including restaurants, public transport, shops and the river itself. The property benefits from two bedrooms, large living room with river views, kitchen, family bathroom, private rear garden and allocated parking space.

Stream Court, Haven Road  
Exeter £234,950

East of **EXE**

# Stream Court, Haven Road Exeter £234,950

Maisonette Over Two floors | Two Bedrooms | Lovely River Views | Kitchen | Large Living Room | Family Bathroom | Private Garden | Allocated Parking | Walking Distance Of Local Amenities | No Ongoing Chain

## Approach

Part glazed front door to entrance lobby.

## Entrance Lobby

Window to side aspect, coat hanging space, radiator, stairs to first floor.

## First Floor Landing

Stairs from entrance lobby to first floor landing, covered ceiling, stairs to 2nd floor, door to cupboard housing gas boiler and hanging rail, doors to living room and kitchen.

## Living Room 12' 5" x 14' 2" (3.78m x 4.32m) (max)

Light and spacious room with window to front aspect offering wonderful views over the River Exe, covered ceiling, radiator, TV and telephone points, door to understair cupboard.

## Kitchen 10' 3" x 6' 1" (3.12m x 1.85m)

Window to rear aspect, fitted kitchen with range of base and wall units in wood effect finish, roll-edge worktop with tiled surround and inset stainless steel sink, integral single electric oven and gas hob with extractor hood over, space and plumbing for washing machine, further under worktop appliance space, space for freestanding fridge/freezer, covered ceiling.

## Second Floor Landing

Stairs from first floor landing to second floor landing, hatch to loft space, doors to bedrooms and bathroom.

## Bedroom One 12' 5" x 10' 7" (3.78m x 3.23m) (max)

Spacious double bedroom with window to front aspect with wonderful views over the River Exe, covered ceiling, radiator.

## Bedroom Two 12' 5" x 7' 1" (3.78m x 2.16m) (plus deep door recess)

Further spacious double bedroom with window to rear aspect, covered ceiling, radiator, door to overstairs airing cupboard complete with shelving.

## Bathroom 6' 3" x 6' 5" (1.91m x 1.96m)

White suite comprising low level WC, pedestal hand wash basin and bath with tiled surround and mixer shower over, part tiled walls, extractor fan, covered ceiling, tile effect laminate floor.

## Garden

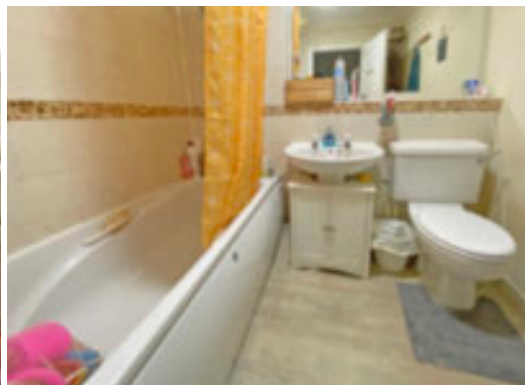
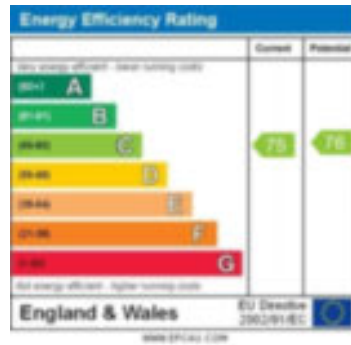
Pathway leading to good size enclosed garden laid to gravel. Fitted storage shed.

## Parking

Allocated parking space located in nearby residents car park.

## Agents Notes

The property is Freehold  
The property will be sold Chain Free.  
Council Tax Band: C - Exeter City Council



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East of EXE

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.