





FULL DESCRIPTION A high specification 3 bedroom PENTHOUSE flat with a garage, situated in a desirable location close to the Quay. The property is presented beautifully and has double glazing and new electric heaters.

The Quay in Exeter is a picturesque and vibrant area located on the banks of the River Exe in the city of Exeter, England. It serves as a popular destination for locals and tourists alike, offering a unique blend of history, culture, and leisure activities. There are numerous amenities, cafes and restaurants nearby. Boating and kayaking are popular recreational activities on the river, as well as plenty of walks and cycle routes. The city centre is a short walk and there is public transport within easy reach.

The property has neutral décor and an open plan living arrangement with the option of closing the kitchen off. The main room of the house is particularly spacious with 4 skylight windows making it very light and airy.



The modern fitted kitchen has ample space for appliances and lots of storage for kitchen essentials. There is also an additional skylight in this room.

There are 3 spacious double bedrooms within the property all boasting skylights. The family

bathroom is a beautifully presented space with bath and separate shower.

Additionally, River Meadows benefits from a garage.

PRIVATE ENTRANCE HALL Leading to the main room of the property. This is a great space for storing shoes/coats.

LIVING/DINING ROOM Extremely spacious room with 4 skylights giving wonderful views across the river.

KITCHEN Fully fitted modern kitchen with ample space for appliances and adequate storage. This room also has a skylight.

HALLWAY Giving access to the rooms, bathroom and a storage cupboard.

BEDROOM 1 Large double bedroom with 2 skylights and a fire escape door.

BEDROOM 2 Another great sized double bedroom with skylight.

BEDROOM 3 Another double bedroom with skylight.

BATHROOM Consisting of a WC, hand wash



basin, bath tub and separate shower.

GARAGE Single garage with access from the car park.

ADDITIONAL INFORMATION

AGENTS NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are







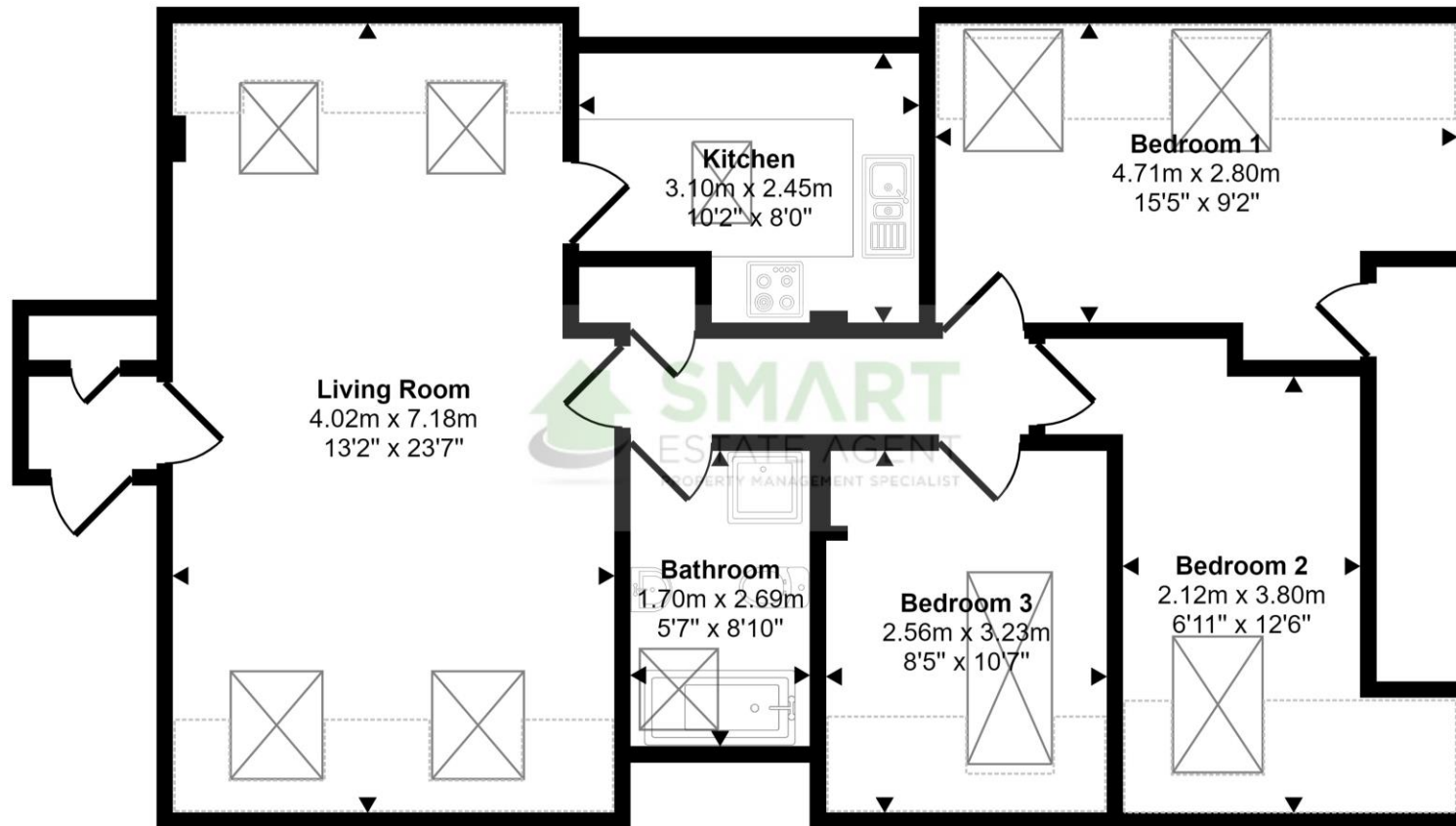
approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

Energy rating and score

This property's current energy rating is C. It has the potential to be C.


[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

Approx 83 sq m / 899 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.