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Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Shared
Garage Space



Garden: N/A



Council Tax Band: B

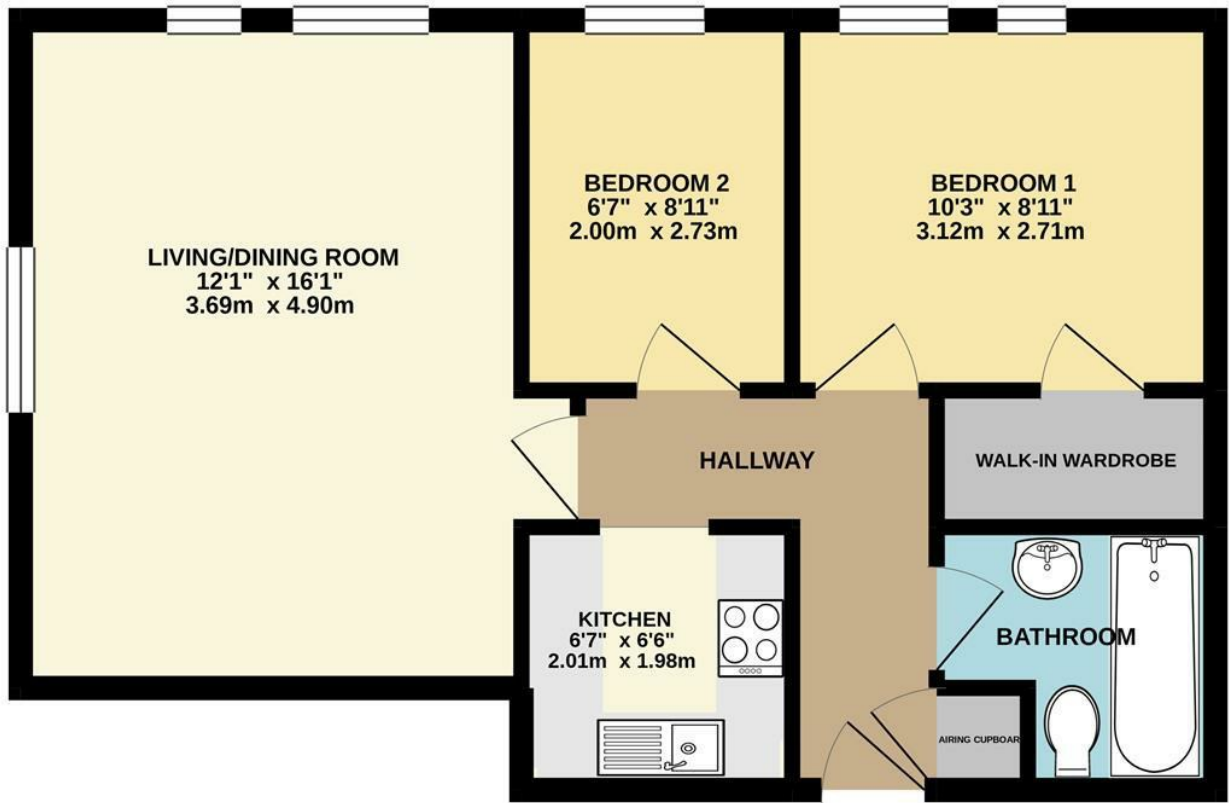
£775 PCM

River Meadows,

Water Lane, Exeter, Devon, EX2 8BD

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FIRST 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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SUMMARY

This waterside first floor apartment offers panoramic views across Exeter's Historic canal and City in the distance.

The light and spacious apartment offers well presented accommodation throughout and has access to a shared secure underground garage providing superb storage and parking space.

The accommodation comprises a communal entrance hall with stairs up to a first floor hallway. Entrance hall, dual aspect living/dining room with superb waterside views, kitchen, two bedrooms, walk in wardrobe to the master bedroom, modern bathroom and electric heating.

The property is located in an excellent position with direct access to riverside walks, cycle routes and the wide range of independent traders, cafes, restaurants and activity centres on Exeter Quay. Exeter City Centre is within easy reach, as are major road links and St Thomas Train Station.

Available February 2021. Unfurnished. EPC Rating C. Council Tax Band B.

Sorry no pets.

GARAGE 29'2" x 19'1" (8.91m x 5.82m)

The measurements above are the total width and length of the parking bay which is shared with one other resident and this property has the left hand half. Accessed via a single garage door, the underground parking area is accessed by six residents in total. An internal door provides direct access to the communal staircase of the main building.



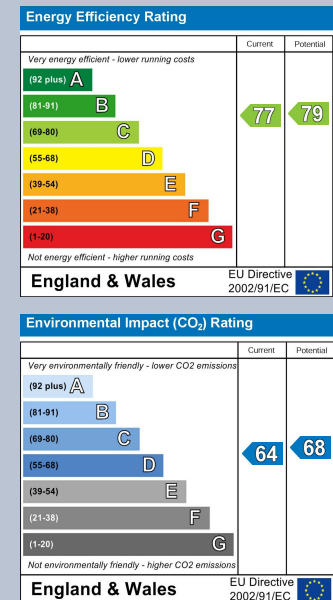
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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk



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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.

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