STAGS

36 River Meadows

36 River Meadows, Water Lane, Exeter, Devon, EX2 8BD

Exeter City Centre 1.7 Miles, Exeter St Davids 1.7 Miles

An immaculate bright and spacious apartment situated on the bank of Exeter's canal only a short walk from the historic quayside.

- No onward chain
- Large Sitting / Dining Room
- Modern Kitchen and Shower Room
- Allocated Parking
- One double bedroom
- Leasehold
- Council Tax Band A
- EPC: D(67)

Guide Price £150,000

SITUATION

The apartment is situated alongside Exeter's canal and the River Exe. Upstream is Exeter's renowned quayside is a most attractive area of the city with historic architecture and interesting pubs, restaurants, cafes and independent shops. Water sports activities include rowing and boats for hire while pleasant walks and cycling follow the river and adjacent Exeter Ship Canal. Throughout the year events are held around the quay, everything from riverside runs to live music. The cathedral and university city of Exeter affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines.

DESCRIPTION

This well-presented one-bedroom apartment is situated in an attractive development alongside Exeter's canal and the River Exe. Offering a convenient location just a short walk from Exeter's historical and thriving quayside, the property provides an excellent opportunity for first-time buyers, investors or those seeking a city-base close to a range of pursuits.
This property benefits from allocated parking, and is ideally situated for enjoying riverside walks, recreational activities, and a vibrant selection of shops and restaurants that Exeter has to offer.

ACCOMMODATION

Upon entering the apartment, you are welcomed into a practical entrance area leading to all principal rooms.
This property features a comfortable living area, with natural light, and stunning views of the surrounding riverside setting. A well-appointed kitchen is fitted with a range of wall and base units, leaving ample space for kitchen appliances. The bedroom provides comfortable space for a double bed, and other furniture, benefiting from a window providing natural light. The accommodation is finished with a modern bathroom with contemporary fittings.

OUTSIDE

The property enjoys an enviable position alongside Exeter's canal and the River Exe, with attractive riverside surroundings immediately nearby. The quay provides a pleasant setting for walking, cycling and enjoying the waterside environment, whilst being within walking distance from Exeter's city centre.
A particular benefit of the property is the allocated parking space, providing valuable off-road parking in this popular central location.

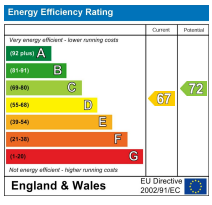
LEASE INFORMATION

There is an annual management charge covering the general maintenance and upkeep of the building. The vendor has advised the charge is £1,133.44 per year. The vendor has also advised the lease length is 125 year dating from 1993.

SERVICES

Utilities: Mains electric, water, and drainage.
Heating: Electric heaters
Tenure: Leasehold
EPC: D(67)
Council tax band: A
Ultrafast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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