

15 Swan Court, Old Mill Close, St Leonards, Exeter, EX2 4DD



An opportunity to purchase this beautifully presented ground floor purpose built apartment, one of the larger apartments in this small development. Enjoying a fantastic location close to the river with direct access through a private keyed gate and a few minutes walk from the historic quayside. Situated in the heart of St Leonards with accommodation benefiting from an entrance hall with storage, lounge with dining area, modern kitchen, two good size double bedrooms, bathroom, off road parking and a garage adjacent to the apartment. The apartment also benefits from newly fitted double glazed windows throughout. Viewing is highly recommended.

Offers in the Region of £240,000 Leasehold DCX02497

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Standing in a highly desirable residential development close to Exeter's historic quayside and just 15 minute walk to town centre. The Quay is on your doorstep with restaurants, cafes, shops and public houses and a variety of water sport facilities. There is also a range of excellent cycle-paths where you can follow the Riverside valley towards Countess Wear and beyond to Topsham/Exmouth or Dawlish. Exeter also has two mainline railway stations with lines to London and the north of England.



THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via solid wood front door. The entrance hall is spacious with doors to lounge, bedroom one, bedroom two, kitchen and bathroom. A large storage cupboard. Wood laminate flooring. Thermostat control point. Radiator. Telephone intercom system.

Lounge 15' 10" x 14' 3" (4.835m x 4.355m)

The lounge is a lovely spacious reception room with double glazing enjoying an open outlook. There is plenty of room for a large table and chairs. The lounge also benefits from a feature fireplace, wall lights, wood laminate flooring and two radiators.



Kitchen 14' 1" x 7' 10" (4.285m x 2.395m)

Double glazed window with view over communal gardens. This spacious kitchen benefits from a range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. LED plinth and under cabinet lighting. Integrated double oven and induction hob with extractor fan above. Integrated fridge and freezer. Integrated washer/dryer machine. Concealed wall mounted boiler. Storage cupboard with slatted shelving. Electric wall mounted heater.



Bedroom One 12' 11" x 9' 10" (3.935m x 2.985m)

A large double room with double glazed window, triple door wardrobe with hanging space and shelving. Television point. Wood laminate flooring. Telephone point and radiator.



Bedroom Two 12' 0" x 8' 10" (3.661m x 2.694m)

A second large double bedroom with double glazed window. Rear aspect over the communal garden and carpeted. Built in triple wardrobe with hanging space and shelving. Cove ceiling and radiator.



Shower Room

Rear aspect frosted double glazed window. Fully enclosed shower cubicle, low level WC, wash hand basin with mixer tap and storage below. Part tiled walls, wall light, extractor fan and heated towel rail.



Garage

Situated in nearby block with a metal up and over door.



Approximate Gross Internal Area = 63.4 sq m / 682 sq ft

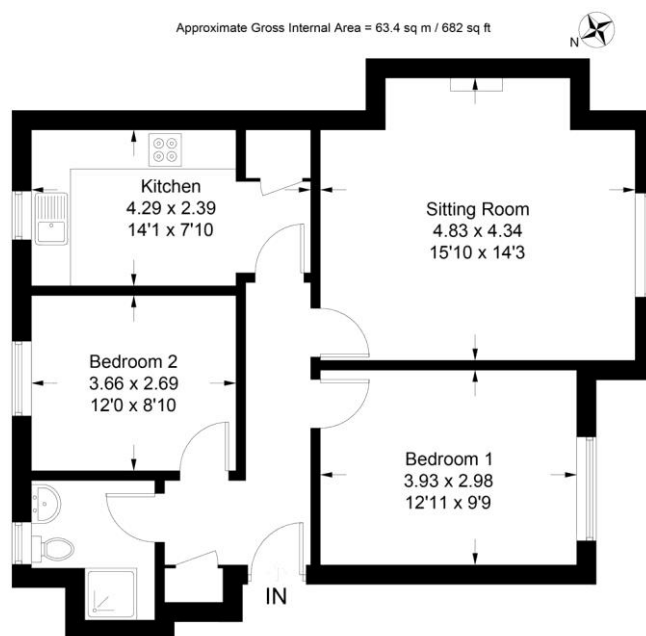


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID908502)

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

15 Swan Court Old Mill Close EXETER EX2 4DD	Energy rating C	Valid until: 10 June 2028
		Certificate number: 8308-6026-4840-8509-8996

Property type	Ground-floor flat
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's 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	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: