



Compass Quay
Haven Road
Exeter
EX2 8GW

Offers in the
Region Of
£270,000

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In brief...

- SPACIOUS GROUND FLOOR APARTMENT IN SOUGHT-AFTER QUAYSIDE
- LIVING ROOM WITH FULL HEIGHT WINDOWS & DOOR TO GARDEN
- SEPARATE DINING ROOM & FITTED KITCHEN
- TWO DOUBLE BEDROOMS INCLUDING PRINCIPLE EN-SUITE
- PRIVATE COURTYARD GARDEN
- ACCESS TO THE POPULAR QUAY & STUNNING RIVER WALKS
- GARAGE IN GATED PARKING AREA
- NEW CARPETS THROUGHOUT
- COUNCIL TAX = D EPC = C
- REF: DWE07185





In more detail...

This fantastic ground floor apartment comes to the market for the first time in nearly 15 years and will be perfect for anyone looking to be near the popular quay. The property is one of very few apartments in the block to have both a second reception room and a private courtyard garden, in addition to this there is also a garage within the gated parking area. Both bedrooms are good sized double rooms with fitted wardrobes, bedroom one also has an en-suite shower room. The spacious living room has double doors to the kitchen and dining room as well as a door to the garden. The kitchen is fitted with wall and base units, oven, hob and extractor unit. The garden is a private walled courtyard with space for a table and chairs as well as potted plants. Overall, this property represents a rare and fantastic opportunity to acquire a ground floor quayside apartment with garden and a garage. Viewing is highly recommended by the sole agent.



The Quay, a short walk away

Lease Information:
 Lease length – TBC
 Service charge - £120 per month
 Ground rent - TBC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropac ©2023.

Accommodation:

Communal Hall:

Entrance Hall:

Living Room:

16' 1" max x 13' 6" max (4.91m x 4.11m)

Dining Room:

9' 3" max x 9' 1" max (2.82m x 2.77m)

Kitchen:

10' 5" x 6' 3" (3.17m x 1.91m)

Bedroom One:

11' 9" max x 12' 4" max (3.58m x 3.76m)

En-Suite:

Bedroom Two:

10' 6" x 8' 9" (3.21m x 2.67m)

Bathroom:

Outside:

Private courtyard garden

Garage within gated parking area

The location...

Compass Quay is a sought after development being tucked away whilst within easy walking distance of Exeter's historic quayside and on the doorstep of beautiful riverside walks. The city centre is within walking distance and offers a wide range of amenities. The quayside offers restaurant dining with boutique shops and bars and is hugely popular with city dwellers and visitors alike.

Directions...

From the city centre, proceed out of town on Western Way down to Exe Bridges roundabout. Take the first exit into Alphington Street and immediately left at the traffic lights onto Haven Road. Continue past The Malthouse and branch off left. Follow the road round past The Quay Climbing Centre and Maritime Court. Compass Quay can be found on the right hand side on the junction with Michael Browning Way.



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More details from...

20 Queen Street
 Exeter
 EX4 3SN

01392 259395

property@whittonandlaing.com
 www.whittonandlaing.com

