



SOUTHGATE

ESTATES

Riverside Court

9 Riverside Court, Colleton
Crescent, Exeter, Devon, EX2
£300,000



2 Double Bedrooms, Ground Floor Flat, Allocated Parking Space, Communal Garden, Well-Presented, St Leonards Location

A spacious two bedroom ground floor flat located in a highly desirable location close to Exeter's Quayside. The well-presented internal accommodation is accessed via a private entrance and briefly consists of a hallway, a modern kitchen, a good-sized lounge diner, two double bedrooms with built-in wardrobes, and a shower room. Externally, the flat boasts an allocated off-road parking space and use of the communal garden.

The excellent St Leonards location offers a wide range of nearby amenities and is just a short distance from both Exeter's high street and Quayside, providing various shops, eateries and other entertainment facilities on the doorstep. The area is also well serviced by public transport links in and out of the city, making this ideal for commuting.

With the generous accommodation, the fantastic position, and the off-road parking, this lovely flat should not be missed and we highly recommend internal viewing.

Entrance Hallway The front door opens to the entrance hallway which includes a radiator and doors to the kitchen, lounge diner, shower room and the two bedrooms.

Kitchen 11' 11" x 5' 8" (3.62m x 1.73m) A modern fitted kitchen containing a range of matching wall and base units with granite effect worktops, a tiled splashback plus a stainless steel sink and drainer unit with a mixer tap over.

Integrated appliances include an oven with a gas hob and extractor hood over, along with space for a tall fridge freezer and a washing machine. In addition, there is a breakfast bar, a radiator, a cupboard housing the electric boiler, a further built-in storage cupboard and a window to the front aspect.

Lounge Diner 16' 11" narrowing to 15' 0" x 12' 0" (5.15m x 3.66m) A spacious open-plan reception room enjoying a window to the rear aspect overlooking the communal garden, a radiator and ample space for a dining table and chairs.

Bedroom 1 14' 10" x 11' 5" (4.51m x 3.47m) to rear of wardrobe A sizeable double bedroom featuring a double fitted wardrobe, a radiator and a window to the rear aspect with an outlook over the communal garden.

Shower Room 7' 3" x 5' 8" (2.21m x 1.73m) Comprising a large walk-in shower, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below. Additionally, there is an extractor fan, part-tiled walls, tiled flooring and a heated towel rail.

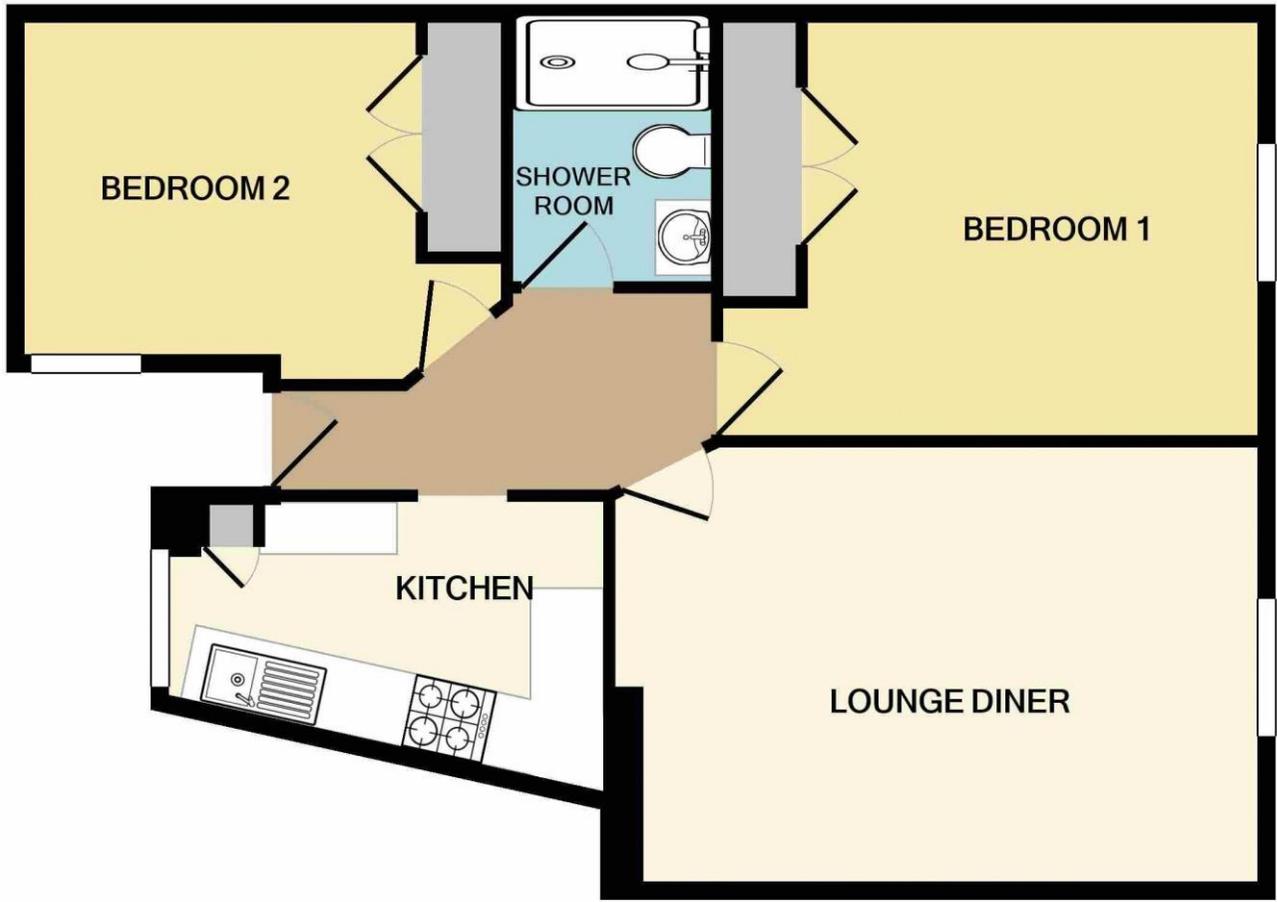
Bedroom 2 13' 2" x 9' 10" narrowing to 7' 10" (4.02m x 3.0m) to rear of wardrobe A further well-proportioned double bedroom boasting a double fitted wardrobe, a radiator and a window to the side aspect.

Communal Gardens Residents benefit from use of the well-tended gated communal gardens, which are mainly laid to lawn with a variety of established plants and shrubs in borders.

Parking This flat has the advantage of an allocated off-road parking space located to the front of the block in the main car park.

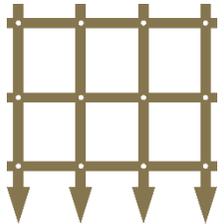
Tenure: Share of the Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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