



3a Rivermead Road St Leonards, Exeter, EX2 4RH

An exciting opportunity to acquire this spacious 2 bedroom ground floor apartment in sought after residential area within a 10 minute walk of the river Exe and weir leading down to the vibrant Exeter maritime quayside. Residents' on street permit parking is available immediately in front of the apartment on Rivermead Road and the surrounding area. This well appointed property will appeal especially to 1st time buyers/young families with access to good schools, landlords and retirees (especially as it is wheelchair compliant with ramp, separate access and the shower room may also be suitable for people with mobility issues).

The premium factors with this particular apartment include (1) Separate wheelchair friendly entrance in addition to communal entrance with neighbouring flats, (2) Gas central heating and gas boiler (installed in 2016), (3) uPVC double glazing (4) New premium flooring installed in 2016/2017, (5) Established garden frontage with pleasant westerly aspect.

The property is also well situated within easy walking distance of the RD&E hospital and the city centre. Having riverside walks so close by is a big attraction and there are also various cycle paths providing scenic cycle rides around the city and along the river leading to the quayside, The Double Locks & Turf Locks riverside public houses and the estuary town of Topsham continuing to Lymington and Exmouth.

Guide Price £235,000

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- NO ONWARD CHAIN
 - Private Entrance Hall
 - Two Double Bedrooms, Shower Room
 - Residents' On Street Permit Parking
- Perfect First Home or Investment Property
 - Kitchen (with serving hatch)
 - Gas Central Heating & uPVC Double Glazing
- Secure Communal Entrance
 - Lounge/Dining Room (with separate entrance door)
 - Established Garden Frontage

Communal Entrance Hall

Private Entrance Hall

Lounge/Dining Room

14'4" x 16'2" (4.39 x 4.95m)

Kitchen

9'4" x 7'6" (2.85m x 2.30m)

Bedroom 1

14'4" x 9'9" (4.39m x 2.99m)

Bedroom 2

13'6" x 9'9" (4.13m x 2.99m)

Shower Room

5'6" x 5'10" (1.70m x 1.79m)

Lease, Ground Rent and Service Charge Information



Directions





Floor Plan



Total area: approx. 66.0 sq. metres (710.4 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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