



58, River Meadows



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Water Lane, Exeter, Devon EX2 8BD

An extensively renovated two-bedroom penthouse apartment situated overlooking Exeter's historic quayside and river. Being sold with no onward chain.

- Riverside views
- 2 double bedrooms
- Top floor apartment
- Double garage and separate parking
- Council Tax Band: B
- Striking distance to city centre
- Panoramic views of Exeter Quay
- Master en-suite
- EPC: D
- Leasehold: Lease ending 2202

Guide Price £350,000

SITUATION

River Meadows is situated on the river's edge in a tucked away position. Just a short walk down to the Quay are an array of independent shops and restaurants that service the area, as well as within a short stroll of the beautiful estuary walks. A short walk takes you into the Cathedral and city centre, with the Princesshay shopping centre and plenty of other shops and restaurants as well as the historic sites that the city offers. Exeter has good transport links including Exeter airport and the M5 motorway and 2 mainline train stations with great connections and a direct line to Waterloo & Paddington.



DESCRIPTION

Comprising the entire top floor, the property has undergone an extensive schedule of works by the current owner, triple glazing, high spec kitchen and newly fitted en-suite are a few of the many notable changes. The open plan living space provides ample opportunity and a versatile layout for social living as well as a warm and welcoming feel throughout. From almost every window, a panoramic view across Exeter's historic quayside offering unrivalled views. Both bedrooms are generously sized doubles, the master benefitting from en-suite, as well as an additional separate bathroom. Additionally, a larger than average double garage, with adjoining gym, and separate parking makes this property an ideal residential or investment purchase.

ACCOMMODATION

Through the entrance hall, immediately to the right is the open plan kitchen/living space, the kitchen has integrated units and stunning island. Directly in front of the entrance hall is bedroom two, a generously sized double with views across the river. To the left is access into the main bathroom, with bath, W/C and basin. To the left of the property is the master bedroom; a well sized double with en-suite.

OUTSIDE

There is a larger than average double garage, gym and off street parking for one vehicle.

SERVICES

All mains connected, high speed broadband available.
Tenure: Leasehold ending 2202

DIRECTIONS

From the Stags' office on Southernhay, head down Southernhay East towards Magdalen Street. Follow Magdalen Street and continue onto Western Way and Alphington Street. Turn left at the 1st cross street onto Haven Road, then a right onto Water Lane, taking a further 2 lefts onto River Meadows.



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.



Approximate Area = 773 sq ft / 71.9 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Garage = 390 sq ft / 36.2 sq m
 Gym = 217 sq ft / 20.1 sq m
 Total = 1461 sq ft / 135.7 sq m
 For identification only - Not to scale

Denotes restricted head height

Fourth Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1175312



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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