



2 Exe View Cottages



**STAGS**



# 2 Exe View Cottages

Canal Banks, Exeter, EX2 8DY

Exeter St. Thomas (0.8 miles), Exeter Central (2.1 miles)

An enchanting waterside cottage that has been sympathetically renovated throughout, combining period charm with modern convenience.

- Waterside property
- No onward chain
- Fully enclosed courtyard garden
- Modern fitted kitchen
- Freehold
- City centre location
- Extensively renovated
- Private/reserved parking
- Feature fireplace
- Council Tax Band: B

Guide Price £325,000

## SITUATION

Occupying an enviable position on the water's edge, this delightful cottage enjoys direct access to the river and canal, providing opportunities for canoeing, paddle-boarding, and leisurely walks. The area is renowned for its dog-friendly pubs such as The Double Locks, Prospect, and Port Royal, and for the open riverside green at Belle Isle Park – ideal for picnics and family gatherings. Exeter Quay, just minutes away, offers a lively atmosphere with restaurants, markets, festivals, and live music, while Browns Brasserie and other nearby eateries add to the vibrant mix of leisure and community. Transport connections are excellent, with St Thomas train station within walking or cycling distance, linking directly to Exmouth, and Exeter St David's station provides services to London Paddington. The M5, A38, and A30 are close by for easy access to Dartmoor, South Devon, and the Jurassic Coast and Exeter International Airport ensures convenient links to the wider UK and overseas.





## DESCRIPTION

This beautifully renovated freehold cottage has been sympathetically modernised throughout whilst retaining much of its period charm. With bright and airy interiors, new double-glazed sash windows, and stunning views to both front and rear aspects, the property is presented in superb condition and offers a rare opportunity to secure a waterside home in such a desirable location.

## ACCOMMODATION

The original gate and steps lead to the front door, opening into a welcoming sitting room with period fireplace, slate hearth, original wooden flooring, built-in shelving, and sash windows framing views across the water. On from the sitting room is a newly fitted modern kitchen with induction hob, electric oven, extractor, stainless steel sink, integrated appliances (dishwasher, washer/dryer, fridge freezer), pull-out larder cupboard, and original built-in storage. A door leads to the courtyard garden. A stylishly appointed bathroom with a vanity unit and basin, low level WC, tiled bath with rainfall shower, finishes off the ground floor. Stairs rise to the first floor landing where there are two well proportioned double bedrooms. Bedroom one features an original fireplace, offers a built in wardrobe and cupboards and has far-reaching waterside views. Bedroom two also comes with built in wardrobes and cupboards and overlooks the rear aspect of the property.

## OUTSIDE

The property benefits from a fully enclosed courtyard garden, designed for low maintenance with paved seating, a brick-built shed, outside tap, and washing line. Beyond the garden, the river and canal offer easy access for watersports, scenic walks, and cycle routes along the estuary. Parking is available nearby.

## SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas supply

EPC: C(70)

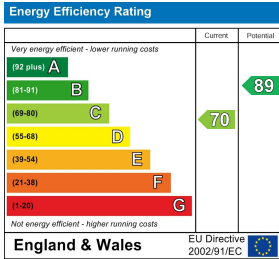
Standard, Superfast and Ultrafast Broadband available (Ofcom)

EE, O2, Three and Vodafone network available (Ofcom)





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.



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**Canal Banks, Exeter, EX2**

Approximate Area = 667 sq ft / 61.9 sq m  
For identification only - Not to scale