



East of   
ESTATE AGENTS

Old Mill Close  
Exeter £630,000

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This exquisite three-bedroom penthouse apartment commands a privileged position on the top floor of a highly sought-after, riverside development. The residence offers a rare combination of privacy and accessibility, with a lift directly serving the floor. From its elevated vantage point, the apartment provides a breathtaking, uninterrupted panorama across the Trews Weir and the meandering River Exe

Top Floor Apartment | Breath Taking Riverside Views  
| Three Bedrooms | Two bathrooms | Spacious Open Plan Lounge and Diner | Kitchen | Balcony | Garage | Parking |

## DESCRIPTION

Upon entering, a welcoming and spacious hallway sets a tone of refined elegance, providing access to a substantial double coat cupboard and a second large storage cupboard. The layout flows effortlessly, leading to the main living areas and private quarters. The apartment's three bedrooms offer comfortable and well-proportioned accommodation. Bedroom three, positioned to the front, is a generous space with views toward the entrance. The principal bedroom, located at the rear of the apartment, is a light-filled sanctuary defined by a striking vaulted ceiling and a large arched window. This room is completed by extensive built-in wardrobes and an en-suite bathroom featuring a double shower cubicle and a vanity unit with a basin and W.C., all set against a decorative tiled backdrop. A second double bedroom, also to the rear, provides built-in wardrobe space. These bedrooms are served by a beautifully appointed family bathroom, which includes a bath with an overhead shower and a contemporary vanity sink unit. The heart of the home is the magnificent open-plan sitting and dining room, an expansive space designed for both relaxation and entertaining. The sitting room is truly spectacular, with a vaulted ceiling and a dramatic arched window that draws the eye to the stunning river



views. A gas fire, set on a marble hearth with a surround, adds a touch of warmth and elegance. An unusual triangular window provides a unique and artistic frame for the Trews Weir. Adjoining the sitting room, the dining area is a wonderfully bright space with sliding patio doors that open onto a private balcony. This balcony runs seamlessly along the front of both the dining room and the kitchen, offering an exceptional outdoor space to enjoy a morning coffee or an evening drink while fully appreciating the picturesque surroundings. The kitchen itself is a functional and stylish space with fitted cream slab wall and base units, a marble-effect worktop, and high-quality appliances including an eye-level grill, oven, and an inset gas hob.

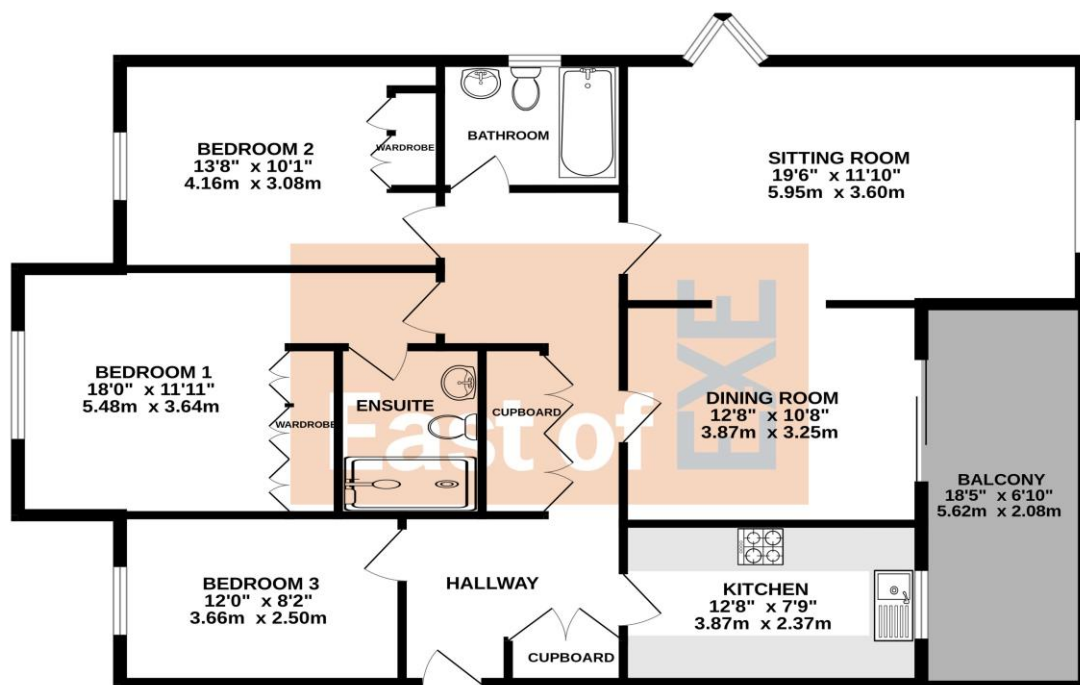
### GARDEN

The development is thoughtfully landscaped and immaculately maintained. The front of the property features a perfectly groomed pathway bordered by a vibrant display of flowering plants and shrubs, creating an inviting and visually appealing approach. Residents have access to a beautiful communal garden, laid to lawn with well-tended beds that provide a peaceful, green space to relax. The property also comes with the practical benefits of a residents parking space and a private garage, ensuring ample and secure parking.

### LOCATION

Nestled in an exceptionally desirable area, this property offers the best of both worlds: a tranquil riverside setting with the convenience of city life just a short walk away. The vibrant Quayside is moments away, offering a wide variety of bars and restaurants. From here, a leisurely stroll leads to the city centre and the popular parade of boutique shops and cafes on Magdalen Road. The location also provides easy access to key road networks, while being bordered by the expansive green spaces of Riverside Park, offering endless opportunities for walking, cycling, and enjoying nature along the river.





TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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