



Gabriels Wharf , Haven Banks, Exeter, EX2 8BG

INVESTORS ONLY TENANT IN SITU | GUIDE PRICE £240,000 - £250,000 | RIVERSIDE PROPERTY | DESIGNATED OFF STREET PARKING SPACE

LEASEHOLD | CHAIN FREE | EPC RATING: D | 2 BEDROOM GROUND FLOOR FLAT

Guide Price: £240,000

HUNTERS[®]
HERE TO GET *you* THERE

Gabriels Wharf , Haven Banks, Exeter, EX2 8BG

INVESTORS ONLY TENANT IN SITU GUIDE PRICE £240,000 - £250,000 - A ground floor apartment situated a stones throw from Exeter Canal and Quayside. Spend your evenings and weekends enjoying walks along the river with coffee and cake. With the added benefit of double doors and a small patio area this two bed property would make a great home or investment property. Being sold CHAIN FREE.

ENTRANCE

Via communal door with intercom system and ground floor flat door to:

ENTRANCE HALL

Electric heater, space for shoe and or coat storage, alcove currently holding a fridge. Further door to hallway & all rooms.

BEDROOM TWO

3.12m (10' 3") x 4.42m (14' 6") (at largest point)
Window to side, obscured shaped room & electric heater.



BEDROOM ONE

4.41m (14' 6") x 3.87m (12' 8")
Window to side, electric heater.



BATHROOM

Matching white suite, comprising panelled bath with shower over, WC, sink unit housed into fitted storage cupboard and extractor fan.



LOUNGE DINER

5.92m (19' 5") x 4.42m (14' 6")

Bright room with multi aspects, obscured shaped room, 3 windows facing the front and side and patio doors leading out to a patio and a stone throw from the canal. Laminate floor and electric heater. Door to:



KITCHEN

4.44m (14' 7") x 3.08m (10' 1") (both measurements at largest point)

Obscured shaped room

**AGENTS NOTE**

Service charges £2604.00 per annum

999 year LEASE

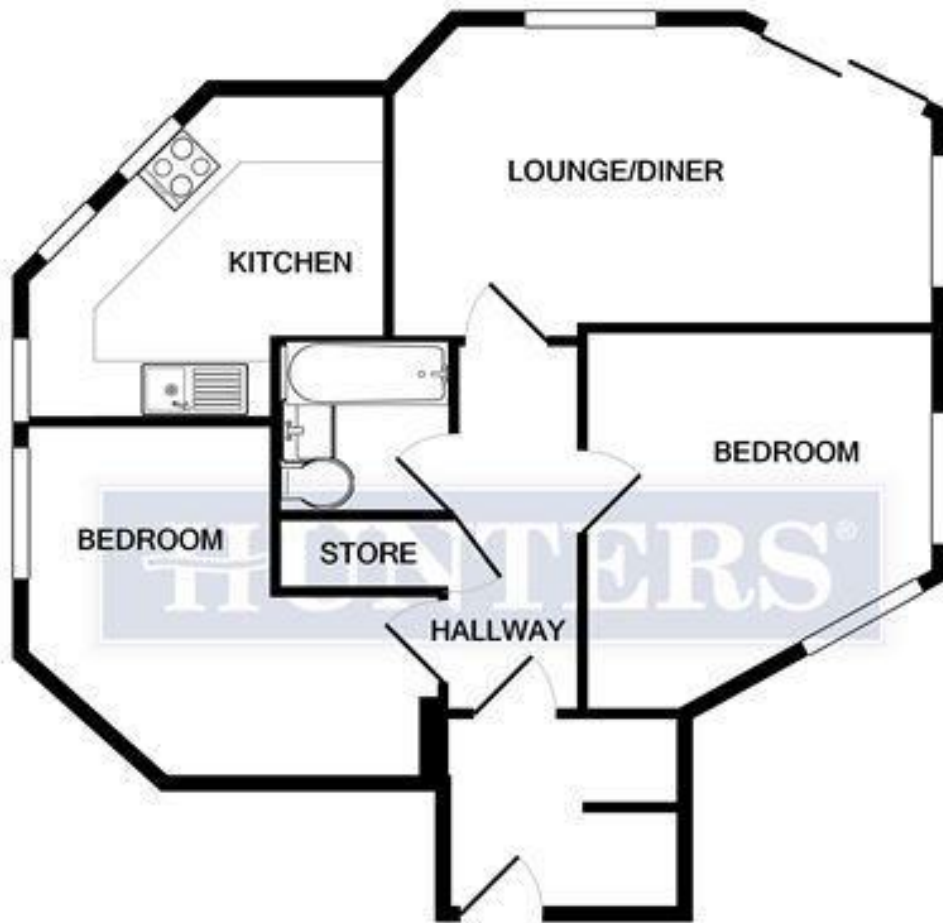
OPENING HOURS

Monday to Friday 09:00 to 17:30

Saturday 09:30 to 14:00

THINKING OF SELLING?

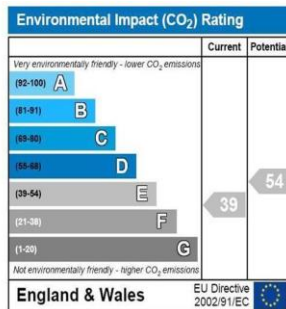
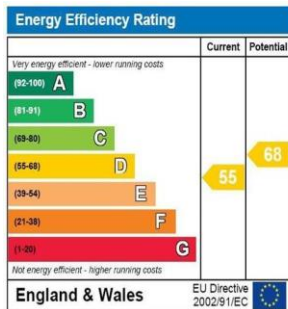
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)

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 Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

