

32 Gabriels Wharf, Water Lane, Exeter, EX2 8BG



Situated in a popular riverside location is this spacious penthouse apartment being recently modernised to a high standard. With spacious accommodation comprising entrance hall, lounge, open plan kitchen/dining room, three bedrooms, master with en-suite shower room, refitted family bathroom, double length garage.

Offers in the Region of £250,000 Leasehold DCX02648

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



Kitchen/ Dining Room 16' 1" x 7' 4" (4.912m x 2.240m)
Triple front aspect Velux windows. Recently refitted kitchen with a range of eye and base level units with a sink and a half with mixer tap and single drainer. Square edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Tiled flooring. Into eave storage.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via solid wood front door. With doors to the lounge, bedroom one, bedroom two, bedroom three and bathroom. Large storage cupboard housing the hot water tank. Access to the loft void above. Telephone intercom system. Tiled flooring. Electric night storage heater.

Lounge 16' 2" x 14' 0" (4.918m x 4.276m)

Rear and side aspect windows with stunning views over the canal river and nature reserve beyond. Television point. Telephone point. Opening through to the kitchen/ dining room. Electric wall mounted heater.



Bedroom One 12' 10" x 10' 8" (3.922m x 3.255m)

Rear aspect Velux windows with stunning river views and the nature reserve beyond. Television point. Electric wall mounted heater. Door through to the En-suite shower room.



Bedroom Three 9' 3" x 9' 9" (2.827m x 2.965m)

Twin front aspect Velux windows. Into eave storage. Spotlighting. Wall mounted heater.



En-Suite Shower Room

Side aspect frosted window. Three piece white suite comprising fully enclosed shower cubicle with Mira shower above. Low level WC. Wash hand basin with mixer tap and storage below. Part tiled walls. Tiled flooring. Wall mounted heater. Spotlighting.



Bathroom

Front aspect frosted Velux window. Recently refitted white suite comprising jacuzzi bath with mixer tap. Low level WC. Wash hand basin with storage below and mixer tap. Part tiled walls. Tiled flooring. Spotlighting. Electric wall mounted heater.



Bedroom Two 13' 8" x 9' 11" (4.171m x 3.012m)

Twin rear aspect Velux windows. Television point. Telephone point. Electric heater.



Garage

Double length garage with light and power



Lease Information

Lease Length: 999 years from 1990

Service Charge: TBC

Ground Rent: TBC

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

