



**Connells**

Riverside Court Colleton Crescent  
Exeter



## Property Description

**GUIDE PRICE £375,000 - £400,000**

***A 2/3 bedroom TOWN HOUSE located in a sought after location positioned between the heart of Exeter and the scenic River Exe, this versatile home offers spacious accommodation arranged over multiple floors. The property provides flexible living space ideal for professionals, couples or families looking to enjoy a central yet peaceful location. The ground floor offers and addition reception room which could be used as a 3rd bedroom, home office, or snug with direct access to the garage and separate WC.***

***On the first floor the main living accommodation features a bright and spacious living room with large window allowing natural light, alongside a well-proportioned kitchen perfect for everyday living and entertaining. The upper floor comprises 2 generous bedrooms and a shower room. From this level the property enjoys pleasant views towards the river, adding to the sense of space and tranquillity.***

***Externally the property benefits from an integral garage providing secure parking or additional storage. The location is particularly appealing, offering easy access to the city centre, quayside, riverside walks and a wide range of local amenities.***

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

Front aspect sash window, wall mounted radiator.

## Study/ Bedroom 3

Front aspect sash window, wall mounted radiator.

## WC

Rear aspect obscured sash window, low level toilet, wash hand basin, wall mounted radiator.

## First Floor Living Room

Double glazed front aspect sash window, feature fireplace, wall mounted radiator.

## Kitchen/ Diner

Double glazed rear aspect sash window, wall and base units, work surfaces, double electric oven, gas hob with extractor over, built-in fridge freezer, boiler, tiling.

## Second Floor Landing

Loft access, wall mounted radiator.

## Bedroom 1

Double glazed front aspect sash window with river and countryside views, wardrobes, cupboards and drawers, wall mounted radiators.

## Bedroom 2

Double glazed rear aspect sash window, wall mounted radiator.

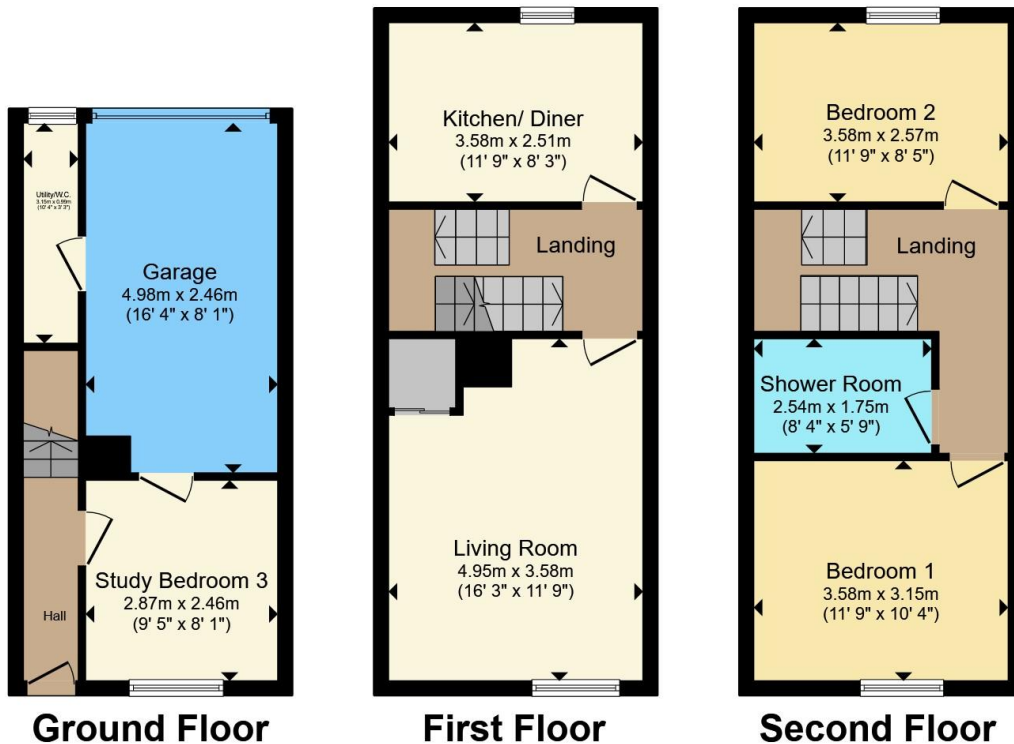
## Shower Room

Double shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan.

## Garage

Up and over door, work surfaces, plumbing for washing machine, power and light.





Total floor area 97.2 m<sup>2</sup> (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: D

Council Tax  
 Band: D

Service Charge:  
 1818.00

Ground Rent:  
 35.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317487](http://connells.co.uk/Property/EXR317487)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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