



East of 
ESTATE AGENTS

Canal Banks

Exeter Quay OIEO £325,000

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A rare opportunity to acquire a fully renovated waterside two-bedroom mid-terrace home in one of Exeter's most desirable locations. Offering stylish interiors, stunning river views from all principal rooms and immediate access to the very best of the quayside, moments from local amenities and excellent transport links, this property offers both a beautiful home and an exceptional lifestyle.

Renovated Two Bedroom Home | Waterside | Prime Location | Stunning River Views | Open Plan Living | Stylish Modern Kitchen | Sun Room | Bathroom | Courtyard Garden | No Ongoing Chain

DESCRIPTION

Tucked away in one of Exeter's most coveted waterside settings, this beautifully reimagined mid-terrace home at Exe View Cottages offers an effortless blend of contemporary design and laid-back quayside living. Thoughtfully renovated throughout, the property has been transformed into a stylish and welcoming retreat, perfectly positioned to enjoy uninterrupted views across the water and the vibrant lifestyle of the nearby quay.

Stepping inside, the sense of light and space is immediate. The open-plan sitting and dining room is both elegant and inviting, finished with parquet solid bamboo flooring and centred around a characterful fireplace. Double-glazed sash windows captivate the views across the water, creating a constantly shifting backdrop to everyday life. To the rear, the kitchen has been thoughtfully designed with both form and function in mind. Sleek cabinetry is paired with quality integrated appliances, while French doors lead seamlessly into a charming sun room - a versatile space ideal for morning coffee, a home office, or simply a quiet spot to unwind. From here, doors open onto the enclosed courtyard garden, offering a private and low-maintenance outdoor retreat. The bathroom is finished to a high standard complete with a rainfall shower over the bath.



Upstairs, the first floor continues to impress. The principal bedroom enjoys stunning water views and retains a charming original fireplace, blending period character with modern comfort. A second bedroom overlooks the rear courtyard and benefits from built-in storage, making it equally well-suited as a guest room or study.

LOCATION

The property enjoys a desirable position along Canal Banks in Exeter, offering a peaceful waterside setting while remaining conveniently close to the city centre. Life here extends far beyond the front door. Just moments away, Exeter Quay offers a unique waterside lifestyle - whether it's paddle boarding along the River Exe, morning runs beside the canal, or relaxed afternoons at much-loved spots such as The Double Locks and The Prospect Inn. Green open spaces including Belle Isle Park are within easy reach, while a vibrant calendar of festivals, markets, and live music brings the area to life throughout the year. Dining options are plentiful, with everything from casual riverside cafés to established favourites such as Browns Brasserie & Bar Exeter.

Despite its tranquil setting, the property is exceptionally well connected. Marsh Barton railway station is a short walk or cycle away, offering convenient links along the coast, while major routes including the M5, A30, and A38 provide easy access to Dartmoor, South Devon, and the Jurassic Coast. Exeter Airport is also within easy reach for national and international travel.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing :-

Tenure: Freehold

Council Tax Band: B

Council: Exeter City Council

Parking: Private Parking

Garden: Hard Landscaped Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband is available with up to 1600mbps download and 115mbps upload

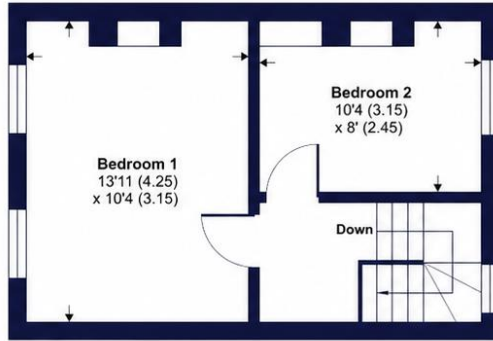
Mobile Signal: Several networks currently showing as available at the property including EE and O2



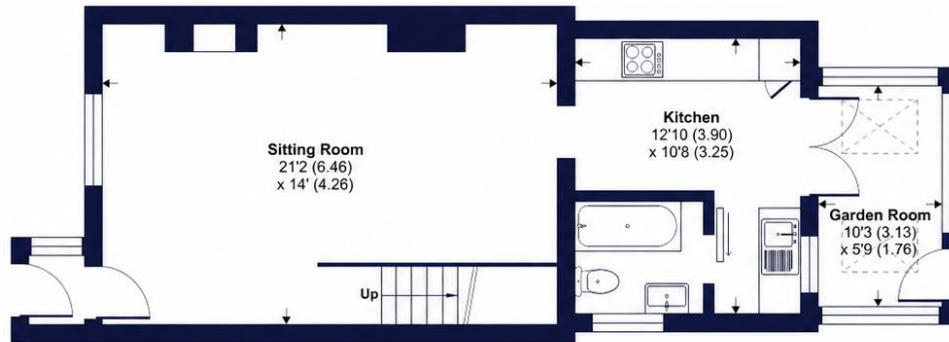
Canal Banks, Exeter, EX2

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for identification purposes only. REF: 1247374

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