



3 Exe View Cottages



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Canal Banks, Exeter, EX2 8DY

Exeter St. Thomas (0.8 miles), Exeter Central (2.1 miles)

Beautifully Renovated Waterside Cottage with Garden Room

- Far reaching waterside views
- Extensively renovated and improved
- Two double bedrooms
- Character retained throughout
- Freehold
- No onward chain
- Fully enclosed courtyard garden
- City centre location
- Excellent transport links
- Council Tax Band: B

Guide Price £340,000

SITUATION

Occupying an enviable position on the water's edge, this delightful cottage enjoys direct access to the river and canal, providing opportunities for canoeing, paddle-boarding, and leisurely walks. The area is renowned for its dog-friendly pubs such as The Double Locks, Prospect, and Port Royal, and for the open riverside green at Belle Isle Park – ideal for picnics and family gatherings. Exeter Quay, just minutes away, offers a lively atmosphere with restaurants, markets, festivals, and live music, while Browns Brasserie and other nearby eateries add to the vibrant mix of leisure and community. Transport connections are excellent, with St Thomas train station within walking or cycling distance, linking directly to Exmouth, and Exeter St David's station provides services to London Paddington. The M5, A38, and A30 are close by for easy access to Dartmoor, South Devon, and the Jurassic Coast and Exeter International Airport ensures convenient links to the wider UK and overseas.



DESCRIPTION

Sympathetically renovated, this waterside cottage combines charm with modern living. The interiors are light and inviting, with parquet solid bamboo flooring, new double-glazed sash windows, and a seamless flow from the sitting room through to the garden room. With two double bedrooms, a stylish kitchen, and a low-maintenance garden, the property is ready for immediate enjoyment.

ACCOMMODATION

From the canal side, steps rise to a tiled entrance porch with an internal door leading into an open plan sitting/dining Room - a spacious and welcoming room with parquet solid bamboo flooring, fireplace, generous under-stairs storage, and new sash windows offering stunning views over the water. Beyond is a newly fitted modern kitchen with wall and base units, gas hob, electric oven, extractor, stainless steel sink with mixer tap, integrated dishwasher and washer/dryer. French doors lead to the garden room, which is a versatile space with Velux window, power and direct access to the courtyard garden. Completing the ground floor is a modern bathroom suite with vanity basin, low level WC, bath with overhead shower and a heated towel rail. Back through the sitting room, stairs rise to the first floor where you will find two generous, double bedrooms. Bedroom one benefitting from waterside views and bedroom two overlooking the rear aspect of the property.

OUTSIDE

The rear garden is fully enclosed and designed for easy maintenance, with access from both the kitchen and garden room. The property enjoys direct access to the river and canal for watersports and walking, while local cycle routes provide scenic rides to Exmouth and Dawlish along the estuary.

SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas supply

EPC: C(71)

Standard, Superfast and Ultrafast Broadband available (Ofcom)

EE, O2, Three and Vodafone network available (Ofcom)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Canal Banks, Exeter, EX2

Approximate Area = 816 sq ft / 75.8 sq m
For identification only - Not to scale

FIRST FLOOR

- Bedroom 1: 13'11" (4.26) x 10'4" (3.15)
- Bedroom 2: 10'4" (3.15) x 8' (2.45)
- Down

GROUND FLOOR

- Sitting Room: 21'2" (6.46) x 14' (4.26)
- Kitchen: 12'10" (3.90) x 10'8" (3.25)
- Bathroom
- Garden Room: 10'3" (3.13) x 5'9" (1.76)
- Up



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
81-91)	B		
69-80)	C		
55-68)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
		71	86

England & Wales EU Directive 2002/91/EC

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