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Old Mill Close
Exeter £240,000

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Situated in the sought-after Old Mill Close development near Exeter Quay, this ground floor apartment offers well-presented accommodation comprising a sitting room, fitted kitchen, two bedrooms and bathroom. Ideally located within easy reach of the city centre, waterside cafés and amenities, it is perfect for first-time buyers, investors or downsizers.

Ground Floor Apartment | Sought After Quayside Location | Two Bedrooms | Spacious Sitting Room | Fitted Kitchen | Bathroom | Walking Distance of Magdalen Road | Excellent Transport Links Nearby | Popular Development | No Ongoing Chain

DESCRIPTION

A communal entrance door provides access to the building, with the apartment benefiting from a convenient ground floor position. The entrance hall provides access to all principal rooms and includes useful storage.

The sitting room is a bright and comfortable living space, offering ample room for both seating and dining furniture. The fitted kitchen is equipped with a range of wall and base units, work surfaces and space for appliances.

There are two well-proportioned bedrooms, with the principal bedroom providing a generous double room and the second bedroom suitable as a guest room, home office or additional bedroom. The accommodation is completed by a bathroom comprising a panelled bath with shower over, wash hand basin and WC. The property offers well-balanced accommodation throughout and is ideally situated close to Exeter Quay, the city centre and a range of local amenities.

LOCATION

Swan Court forms part of the highly regarded Old Mill Close development, situated alongside Exeter's historic Quayside. The area is renowned for its attractive waterside setting, offering an excellent selection of cafés, restaurants,



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pubs and leisure facilities, all within easy walking distance. The vibrant city centre of Exeter is also close by, providing an extensive range of shopping, dining and cultural amenities. The property is conveniently positioned for access to the popular Magdalen Road, known for its independent shops, delicatessens, cafés and local services.

The Royal Devon & Exeter Hospital (Wonford) is within easy reach, making the location particularly attractive for healthcare professionals. Families will appreciate the proximity to a number of highly regarded schools, including St Leonards Church of England Primary School, Exeter School and The Maynard School.

For those who enjoy an active lifestyle, the nearby Quayside offers scenic walking and cycling routes along the Exeter Canal and River Exe. The property is also well placed for transport links, with Exeter St Thomas and Exeter Central railway stations, regular bus services and major road networks all within convenient reach.

Combining city convenience, excellent schooling and healthcare facilities with a picturesque waterside setting, Old Mill Close remains one of Exeter's most desirable residential locations.

AGENTS NOTES

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

Tenure: This apartment is leasehold

Years Left Remaining: 179

Service charge: £1,700 Per Annum

Ground rent: £0

Management Company: Home Ground Management Ltd

Electricity: Mains

Heating: Mains Gas Boiler

Water: Mains

Sewerage: Mains

Council Tax Band: Exeter City Council

Council: C

Parking: Garage and Allocated Parking Space

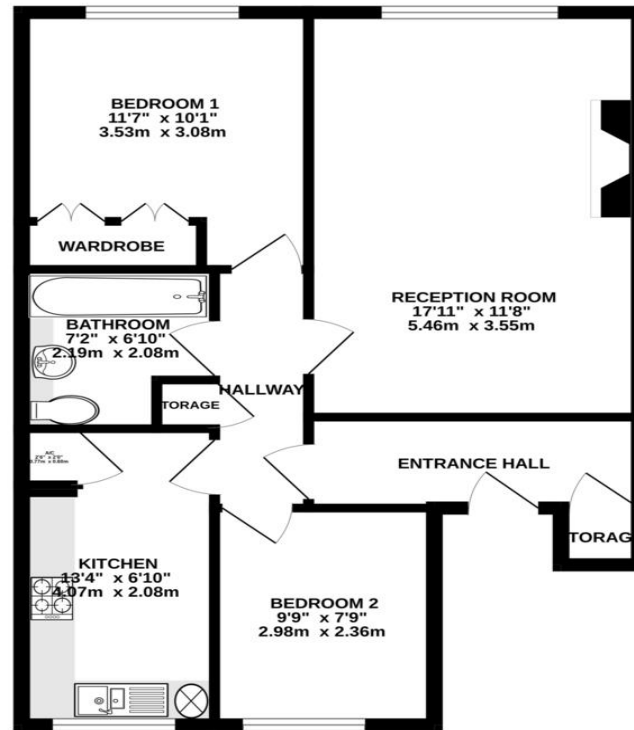
Garden: Communal Grounds

Broadband speed: Full Fibre Broadband Available To Order

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



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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