



naomi j ryan
estate agents



Apartment



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



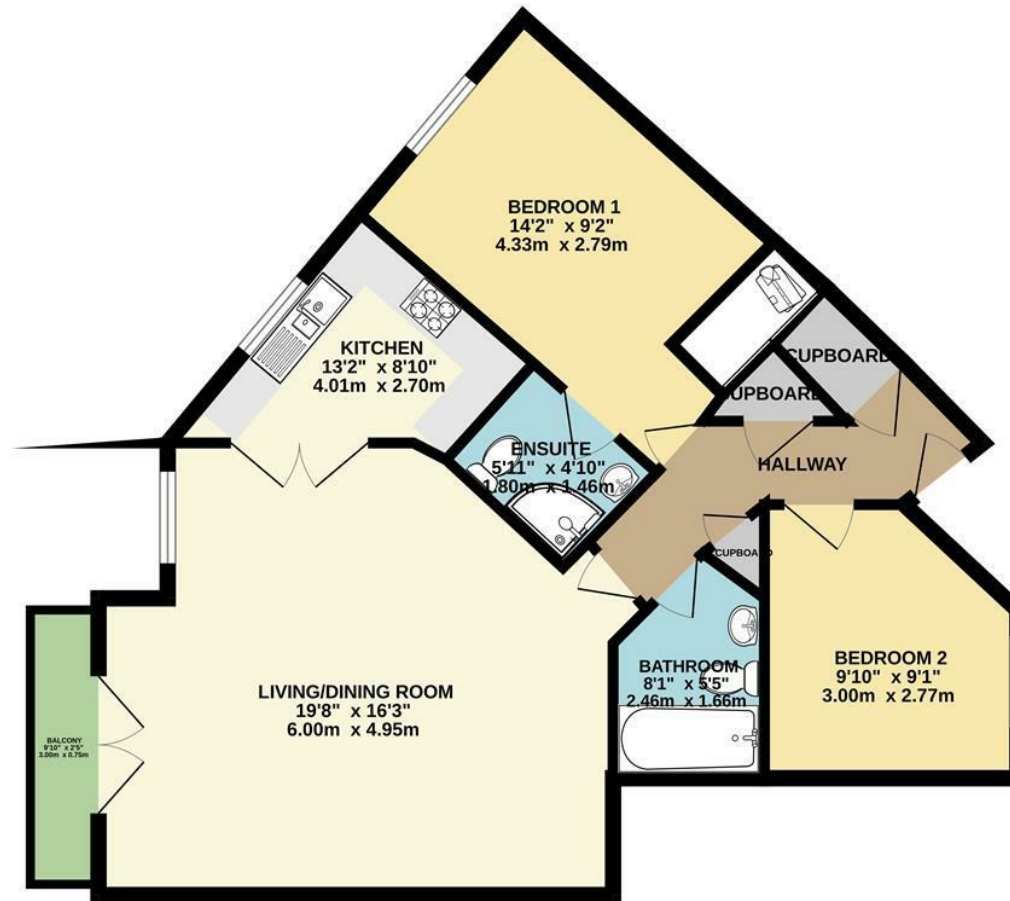
Council Tax Band: D

£1,300 Per Month

Haven Road,
, Exeter, EX2 8GW

www.naomijryan.co.uk

675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SUMMARY

This fabulous first-floor apartment is located on Haven Road in Exeter. This property benefits from a lovely balcony that overlooks the picturesque Exeter Quayside, offering a tranquil setting to unwind and enjoy the stunning views.

The property comprises a very spacious, bright and airy lounge diner, kitchen with appliances, and two generously sized double bedrooms, with the master bedroom benefitting from an ensuite shower, and separate bathroom.

The apartment further benefits from one allocated garage and one allocated parking space, in a secure gated carpark.

Situated in a prime location, you'll find yourself just a stone's throw away from a variety of restaurants, shops, and scenic river walks. Whether you're looking to dine out, do some shopping, or simply enjoy a leisurely stroll along the river, everything you need is right at your doorstep.

Contact us now to secure your viewing - in person viewings only.

Available early August, subject to satisfactory referencing.

EPC Rating C.

Council Tax Band D.

Holding Deposit £300.

Please note - the attached VT is for a different property within Compass Quay, all room sizes and layout are the same however the flooring coverings are different.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
England & Wales		80	81
		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

