



45, Rivermead Road



**STAGS**



# 45, Rivermead Road

St Leonards, Exeter, Devon EX2 4RH

Exeter Quay (0.8 Miles) Exeter Cathedral (1.2 Miles)

An attractive, semi-detached property in need of modernisation, situated in one of Exeter's most desirable locations.

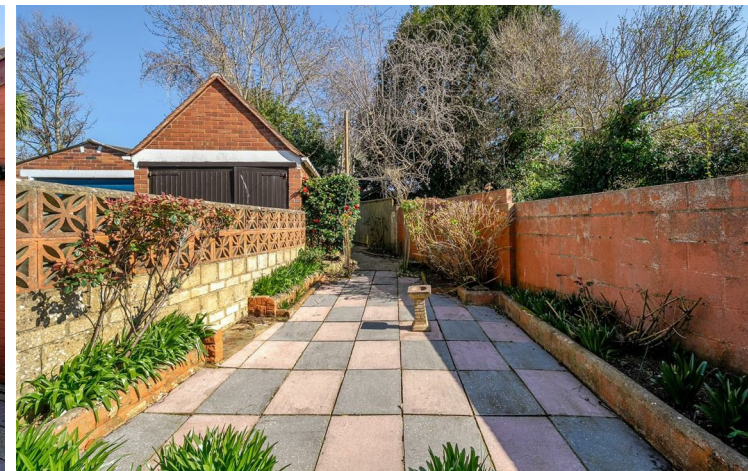
- In need of modernisation
- No onward chain
- Garage
- Three bedrooms
- Prime location
- Huge potential
- Modern gas central heating
- EPC - C(73)
- Freehold
- Council tax band - D

Guide Price £400,000

## SITUATION

Rivermead Road is conveniently situated close to the centre of the cathedral and university city of Exeter, in a sought-after riverside location with easy access to excellent bus routes. County Hall and the Royal Devon & Exeter Hospital are located nearby, as is the historic quayside, which offers pleasant walks along the river. The area also boasts several highly regarded schools and a popular selection of independent shops along Magdalen Road.

The M5 is easily accessible, providing links to the A30 and A38 trunk roads. The city has two mainline railway stations on the Paddington and Waterloo lines, as well as an international airport.





## DESCRIPTION

A three-bedroom, semi-detached property in a highly sought-after area of Exeter. The house requires full modernisation but offers great potential. It features spacious rooms, a good-sized garden, and is close to local amenities. Ideal for buyers looking for a project.

## OUTSIDE

You approach the property through a well-maintained front garden. At the rear, the low-maintenance garden is primarily laid to patio. A shared driveway provides access to a single garage, which benefits from both power and lighting.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Tenure: Freehold

EPC: C(73)

Council tax band: D

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## DIRECTIONS

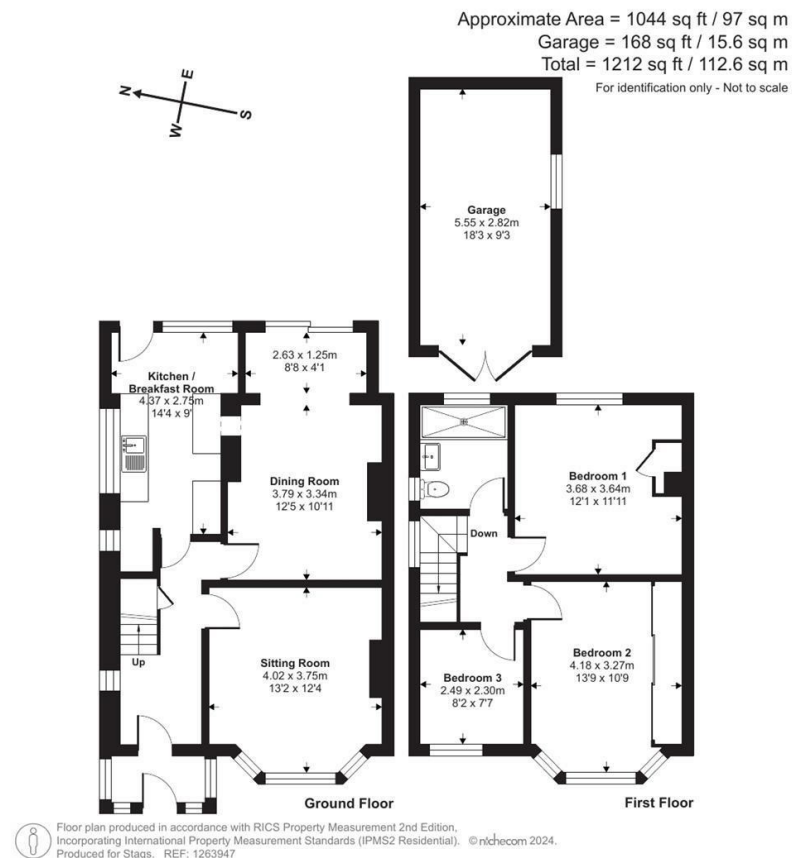
From the city centre proceed along Topsham Road towards Countess Wear. Pass St Leonards Church on your right and go straight over at the traffic lights. Shortly after, turn right into Rivermead Road and follow the road around taking a left turn at the T junction. This property will be found on the left and clearly marked with a Stags sale board.

## AGENTS NOTE

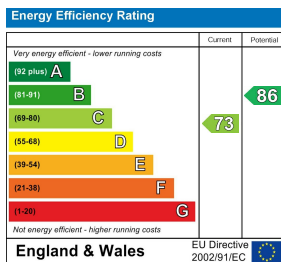
The vendor has advised that the driveway is shared with the neighbouring property, with maintenance costs split 50/50. The selling agent understands that there are several restrictive covenants; please enquire with the agent for further details.







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.



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