



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Balcony



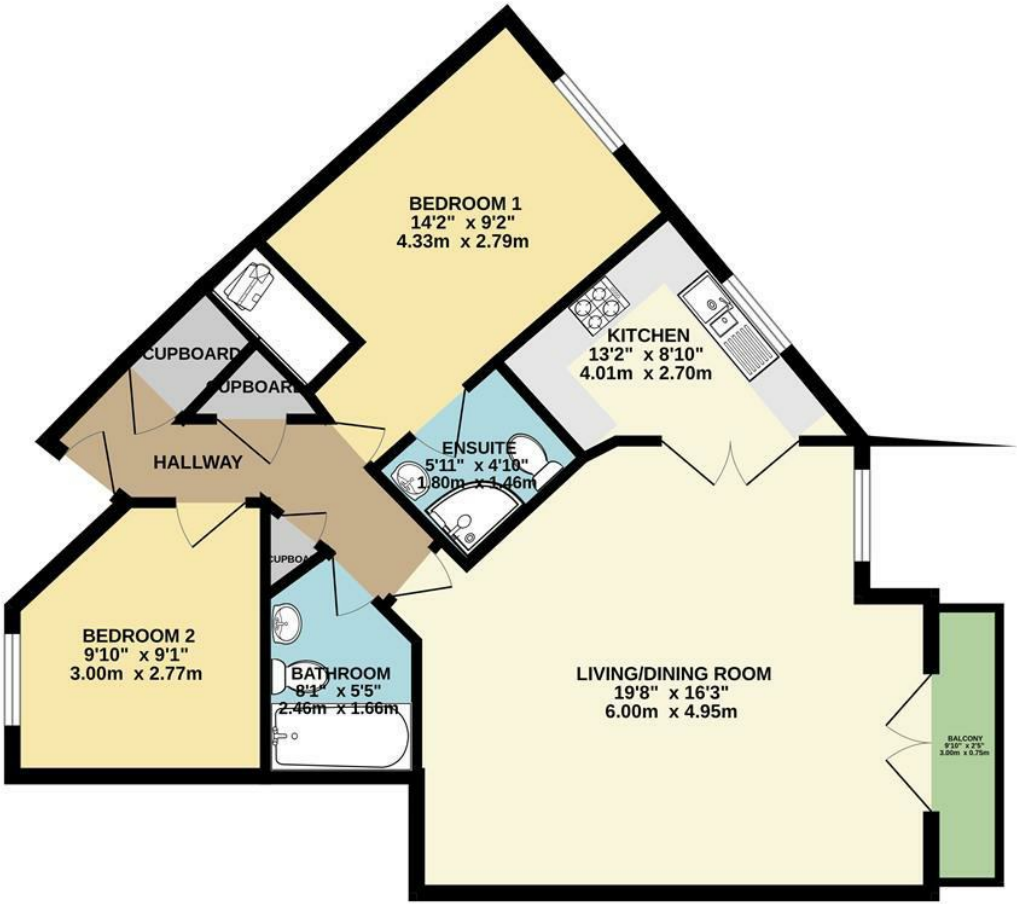
Council Tax Band: D

£1,325 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

A well presented first-floor apartment located on Haven Road in Exeter.

This delightful 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. There is also plenty of storage options and one allocated parking space.

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.

Available early December 2026.

EPC Rating C.

Council Tax Band D.

*Please note - these details are for an identical property within Compass Quay which has recently let. You will be viewing an apartment which has laminate floorings to the lounge and kitchen and new carpets to the bedrooms and hallway. The view from the balcony is slightly lower as is from the first floor.



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

