



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: 1 Space



Garden: n/a



Council Tax Band: D

£1,250



Haven Road,  
, Exeter, EX2 8GW

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



## SUMMARY

Nestled on Haven Road in the charming city of Exeter, this delightful ground floor flat offers a perfect blend of modern living and historic charm. Recently redecorated throughout, the property features two spacious double bedrooms, with the master bedroom benefiting from an ensuite shower room. A separate bathroom adds to the convenience of this well-appointed home.

The large living room is a standout feature, boasting double doors that open to a fully equipped kitchen. This kitchen is complete with an oven, hob, fridge freezer, dishwasher, and washer dryer.

One of the many advantages of this property is its stunning views over the quays boatyard, providing a picturesque backdrop for your daily activities. The location is ideal for those who appreciate the outdoors, with river walks and cycle paths right on your doorstep. Additionally, you will find a variety of popular eateries and essential amenities just a short stroll away, enhancing the appeal of this vibrant area.

For added convenience, the flat includes allocated parking in a secure gated carpark, accessible via a fob entry system. This property is available for immediate occupancy, subject to referencing, and would be perfectly suited for a professional individual or couple seeking a stylish and comfortable home in a prime location. Don't miss the opportunity to make this charming flat your new residence.

In person viewings only.

Holding Deposit £288.



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