



3a Rivermead Road St Leonards, Exeter, EX2 4RH

Full Description

An exciting opportunity to acquire this spacious 2 bedroom ground floor apartment in sought after residential area within a 10 minute walk of the river Exe and weir leading down to the vibrant Exeter maritime quayside. Residents' on street permit parking is available immediately in front of the apartment on Rivermead Road and the surrounding area. This well appointed property will appeal especially to 1st time buyers/young families with access to good schools, landlords and retirees (especially as it is wheelchair compliant with ramp, separate access and the shower room may also be suitable for people with mobility issues).

The property is also well situated within easy walking distance of the RD&E hospital and the city centre. Having riverside walks so close by is a big attraction and there are also various cycle paths providing scenic cycle rides around the city and along the river leading to the quayside, The Double Locks & Turf Locks riverside public houses and the estuary town of Topsham continuing to Lympstone and Exmouth.

Guide Price £235,000

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- NO ONWARD CHAIN
- Letting potential: The flat is currently let out from £1100 per calendar month, providing a gross rental yield of 5.6%.
- Premium flooring (upgraded by the current owner) and uPVC Double Glazing
- Sought after St Leonard location, not too far from the city centre and walking distance from Royal Devon hospital and to river Exe.
- Perfect First Home or Investment Property or for retirees (as wheelchair compliant access).
- Two big Double Bedrooms
- Established Garden Frontage with pleasant westerly aspect
- Separate wheelchair friendly entrance in addition to communal entrance with neighbouring flats.
- Gas Central Heating (upgraded, by the current owner, from electric radiators in 2016).
- Extra storage outside at the back of the flat.

Communal Entrance Hall

Private Entrance Hall

Lounge/Dining Room

14'4" x 16'2" (4.39 x 4.95m)

Kitchen

9'4" x 7'6" (2.85m x 2.30m)

Bedroom 1

14'4" x 9'9" (4.39m x 2.99m)

Bedroom 2

13'6" x 9'9" (4.13m x 2.99m)

Shower Room

5'6" x 5'10" (1.70m x 1.79m)

Lease, Ground Rent and Service

Charge Information

Letting Potential



Directions



Floor Plan



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		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	