



28A Weirfield Road

Exeter, EX2 4DW

This highly appointed first floor apartment boasts an idyllic riverside location and presents a rare opportunity for discerning buyers seeking the serenity of a waterside property with striking views across the river Exe down to Exeter's historic and vibrant maritime quayside; the perfect property for those seeking the riverside lifestyle within just a few hundred yards from an eclectic mix of cafes, restaurants, and bars. Moreover, the city centre is within easy walking distance and you can also pick up cycle paths and dog walks to Double Locks, Turf Locks and the historic estuary town of Topsham.

This beautifully modernised apartment comes with a sizeable double bedroom, well appointed bathroom and a fabulous open-plan kitchen/living room creating a sociable environment for visiting friends and family with access onto a sunny south-west facing balcony; an enviable attraction affording ample outside space to sit, relax and marvel at the stunning surroundings. The kitchen area is a chef's delight, equipped with 'slow close' cupboards, integrated appliances, and ample space for a breakfast table and chairs. The property has a welcoming ambience and benefits from the home comforts of uPVC double glazing and gas central heating ensuring warmth and energy efficiency throughout the year.

There are communal green spaces to the front and side of the building and residents can also benefit from residents' permit parking on Weirfield Road which includes parking immediately behind the building. One would imagine this to be the ideal home for those seeking a riverside/city-esque lifestyle or an attractive investment opportunity for landlords seeking a well placed property the rental market within comfortable walking distance of the hospitals, Exeter's high street shops, Crown Courts, St David's station, Exeter University and the prime business district of Southernhay.

Strong interest anticipated and early internal viewings are highly recommended to avoid disappointment.

Guide Price £190,000

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- AMAZING RIVERSIDE APARTMENT WITH BALCONY!
- Private Entrance Hall
- Bathroom
- Residents' On Street Permit Parking
- STUNNING VIEWS OF THE RIVER EXE
- Striking Open-Plan Living Room/Kitchen
- uPVC Double Glazing & Gas Central Heating
- CLOSE TO EXETER'S MARITIME QUAYSIDE
- Double Bedroom
- Communal Grounds

Private Entrance Hall

Open Plan Living Room/Kitchen

23'11" x 10'8" (7.30m x 3.26m)

Bedroom 1

12'9" x 9'9" (3.89m x 2.99m)

Bathroom

6'9" x 5'8" (2.06m x 1.75m)

Communal Grounds

Residents' Permit Parking

Quarterly Service Charge - £171.90

Quarterly Ground Rent - £20



Directions



Floor Plan



Total area: approx. 44.0 sq. metres (473.3 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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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			
		69	72

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			

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