



27A Weirfield Road

Exeter, EX2 4DW

This well 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. N.B. THE ADJOINING ONE BEDROOM FLAT IS ALSO FOR SALE THROUGH BURGOYNES - GUIDE PRICE: £190,000. Perfect properties 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 spacious apartment comes with three bedrooms (previously 2 bedrooms), well appointed bathroom and a open-plan kitchen/living room 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 well fitted kitchen area links seamlessly with the living room space to create a sociable environment for visiting friends and family. 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.

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, the Cathedral, 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 £220,000

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- AMAZING RIVERSIDE APARTMENT!
- Private Entrance Hall
- Bathroom (with window), Gas Central Heating
- EARLY VIEWINGS RECOMMENDED!
- STRIKING VIEWS OF THE RIVER EXE
- Open-Plan Lounge/Dining Room/Kitchen
- uPVC Double Glazing, Communal Grounds
- CLOSE TO EXETER'S MARITIME QUAYSIDE
- 3 Bedrooms (previously 2 bedrooms)
- Residents' On Street Permit Parking

Open Plan Lounge/Dining Room/Kitchen

Lounge/Dining Area

15'5" x 11'9" (4.71m x 3.60m)

Kitchen Area

8'9" x 8'7" (2.67m x 2.64m)

Bedroom 1

8'7" x 8'0" (2.63m x 2.44m)

Bedroom 2

9'6" x 8'7" (2.92m x 2.64m)

Bedroom 3

8'8" x 6'9" (2.65m x 2.07m)

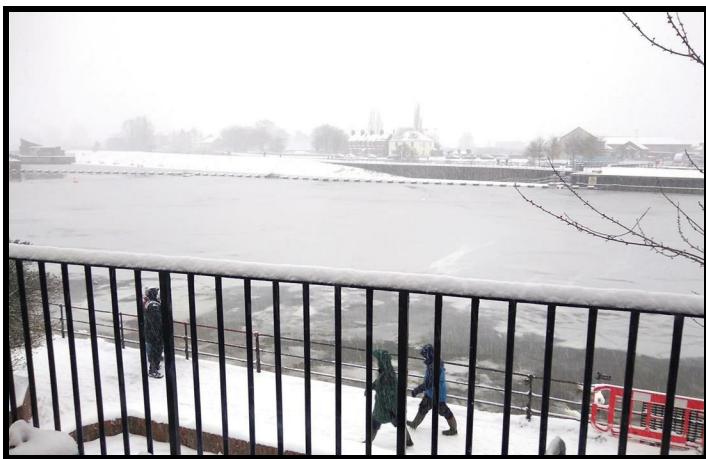
Bathroom

6'4" x 5'6" (1.94m x 1.70m)

Communal Grounds



Directions



Floor Plan



Total area: approx. 54.5 sq. metres (586.7 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	86	87
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC