



West of 

Colleton Crescent
Exeter £215,000

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Superb two double bedroom first floor apartment situated in the highly desirable Riverside Court development in the popular St Leonards area of the city, within easy walking distance to the city centre, River Exe and the quay area. This spacious property is well presented throughout and includes; large lounge, two double bedrooms, and modern kitchen and bathroom. The property also benefits from an allocated parking space and use of the beautifully tended communal gardens. Chain Free.

Highly desirable location in St Leonards | Easy access to city centre and quay area | Two double bedrooms | Light and spacious lounge/dining room | Modern kitchen and bathroom | Allocated parking space | Use of communal gardens | Chain Free

PROPERTY DETAILS:

APPROACH:

Part glazed door to communal entrance hallway with stairs to first floor. Further door to covered walkway leading to front door to apartment. Front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with opening to kitchen area. Central heating radiator. Coat hanging space. Telephone entry system. Door to storage cupboard complete with shelving. Doors to lounge/dining room, bedrooms and bathroom.

KITCHEN

9' 1" x 5' 9" (2.77m x 1.75m) Large sash window to front aspect. Modern fitted kitchen in a dark grey hi-gloss finish with range of base and wall units. Roll-edge worktop with matching splashback and inset stainless steel sink. Integral microwave and ceramic hob with modern stainless steel cooker hood over. Integral fridge and freezer. Space and plumbing for washer/dryer. Concealed worktop lighting. Matching wall cupboard housing recently replaced gas combi boiler.



LOUNGE/DINING ROOM

18' 5" x 12' 11" (5.61m x 3.94m) (narrowing to 8'0" (2.44m)
Light and spacious lounge/dining room with large sash window to rear aspect. Central heating radiator. TV and telephone points.

BEDROOM 1

15' 8" x 9' 3" (4.78m x 2.82m) (max) Spacious double bedroom with large sash window to rear aspect. Central heating radiator. Double doors to built-in wardrobe complete with hanging rail, shelf and drawer storage system. Telephone point.

BEDROOM 2

9' 10" x 7' 7" (3m x 2.31m) Further double bedroom with large sash window to front aspect. Central heating radiator. Double doors to built-in wardrobe complete with hanging rail, shelf and drawer storage system.

BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m) (max) Light and spacious room with slimline sash window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment and fitted glass shower screen. Central heating radiator. Extractor fan. Fitted shelving. Wall mirror with feature lighting. Part tiled walls.

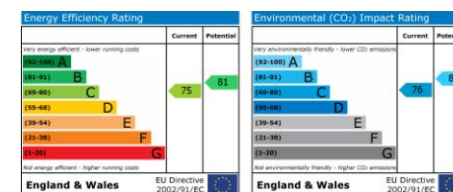
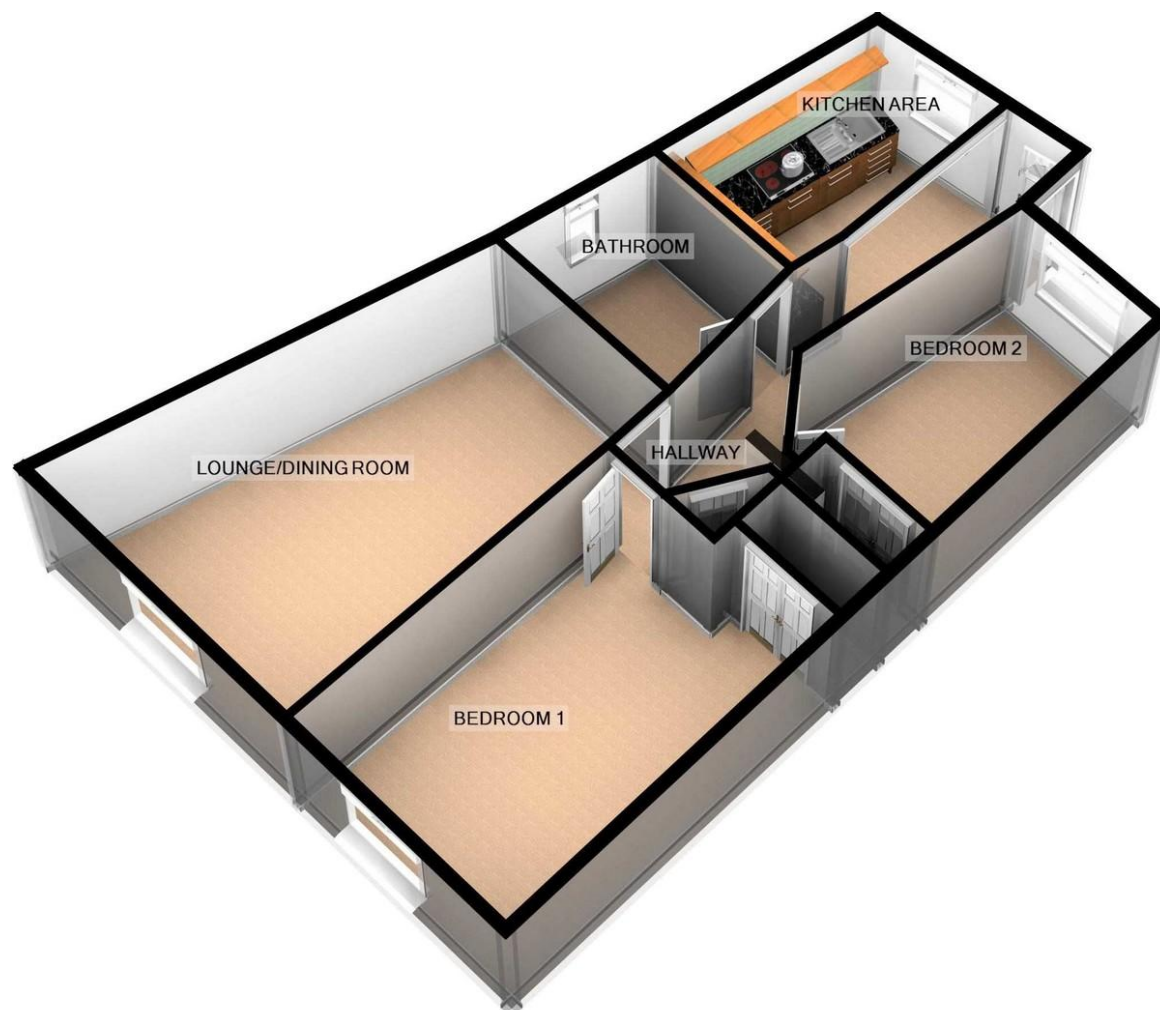
OUTSIDE

COMMUNAL GARDENS AND PARKING

Wonderful well tended gardens laid to lawn with a range of mature plants, shrubs and trees. Access gate to the rear of the development leads onto Colleton Lane/Water Gate with steps and pathway to the Quay and river area.

Allocated parking space located in residents car park in front of property.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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