



West of 

River Meadows

Exeter

Offers in excess of £180,000

River Meadows

Exeter

O.I.E.O. £180,000

29 River Meadows is a superb two double bedroom third floor apartment situated within this highly sought after development close to the river and within easy reach of the riverside and quay area plus the city centre. The property offers well presented living accommodation featuring a light and spacious double aspect lounge/dining room, modern fitted kitchen and bathroom, double bedrooms with fitted wardrobes, further storage cupboards and garage.

Lovely position close to the quay and riverside area | Good access to the city centre | Two double bedrooms both with fitted wardrobes | Light and spacious lounge/dining room | Modern fitted kitchen and bathroom | Some views over the canal towards the river Exe | Large garage | Upvc double glazing | Chain Free

PROPERTY DETAILS:

APPROACH

Door to communal entrance hallway and stairs to third floor. Door to apartment 29.

ENTRANCE HALLWAY

Spacious entrance hallway with ceramic tiled floor and underfloor heating. Coved ceiling. Hatch to loft space. Door to cloak cupboard. Double doors to large airing cupboard complete with factory lagged tank and shelving. Entry phone. Doors to bedrooms, bathroom and lounge/dining room.

LOUNGE/DINING ROOM

18' 6" x 13' 6" (5.64m x 4.11m) (narrowing to 9'6" (2.74) (some reduced ceiling height) Bright and spacious double aspect room with Upvc double glazed windows to side and rear aspect offering some views over the canal and river Exe. Coved ceiling. Wall mounted Dimplex electric storage heater. TV and telephone points. Opening to kitchen.



KITCHEN

13' 6" x 6' 11" (4.11m x 2.11m) Attractive kitchen with excellent range of base, wall and drawer units in cream finish. Roll-edge worktop with matching splashback and inset stainless steel sink. Space for slot-in electric cooker with fitted glass splashback panel and modern stainless steel cooker hood over. Space for fridge/freezer. Space and plumbing for washing machine. Coved ceiling. Matching breakfast bar.

BEDROOM 1

14' 7" x 9' 7" (4.44m x 2.92m) (max, with some reduced height ceiling) Spacious double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Wall mounted Dimplex electric storage heater. Mirror sliding doors to built-in triple wardrobe complete with hanging rail and shelving.

BEDROOM 2

10' 1" x 9' 9" (3.07m x 2.97m)(plus deep door recess) Further double bedroom with Upvc double glazed window to side aspect with some views over the canal and river Exe beyond. Coved ceiling. Wall mounted Dimplex electric storage heater. Sliding doors to built-in double wardrobe complete with hanging rail and shelving.

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) (some reduced ceiling height) Upvc double glazed Velux ceiling window to front aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric Mira shower over, and fitted glass shower screen. Electric towel rail. Shaver point. Wall mounted electric fan heater. Ceramic tiled floor with underfloor heating.

OUTSIDE

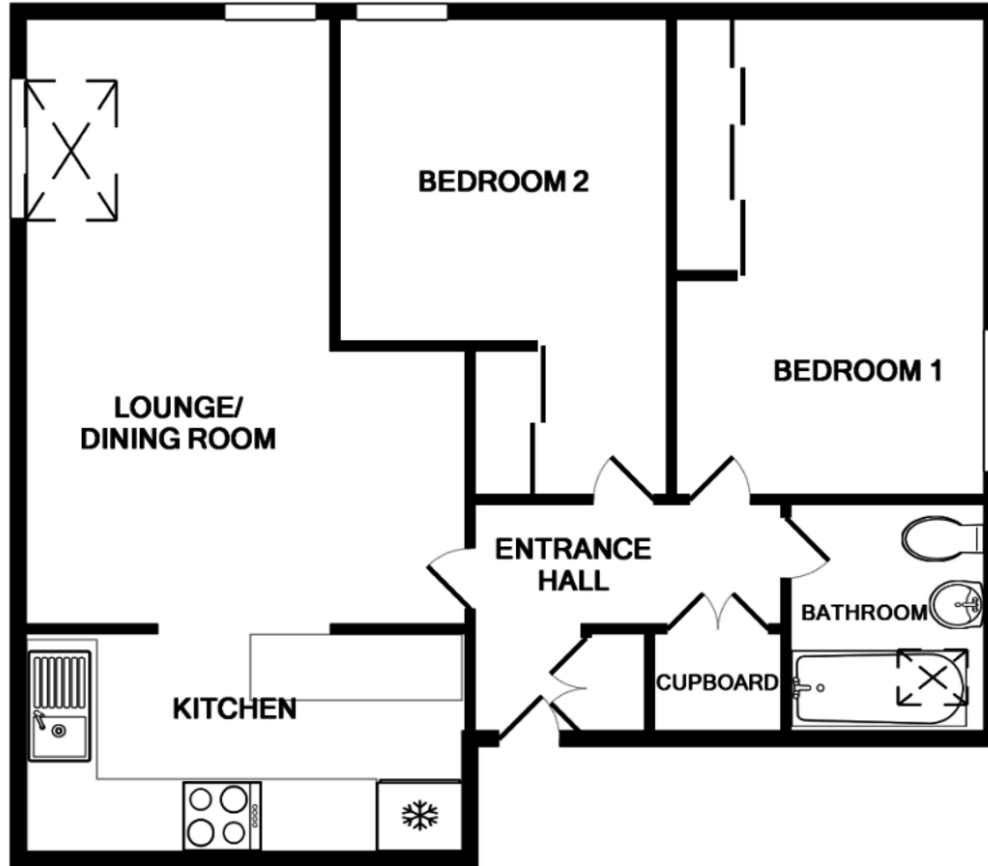
PARKING & GARAGE

Permit parking is available for a maximum of 2 at no charge. Various visitors spaces available.

Garage

(Overall garage size 14'5" x 16'3" (4.39m x 4.95m) Up and over door to a large garage which is halved and shared with No 30.





Measurements are approximate. Not to scale. Illustrative purposes only

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



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - lower running costs</small> 100-120 A 81-100 B 62-80 C 43-55 D 23-44 E 9-20 F 1-8 G <small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - lower CO₂ emissions</small> 100-100 A 81-91 B 62-80 C 43-55 D 23-34 E 9-20 F 1-20 G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	S1		75
	S1		75



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