



**Bonhay Road**  
Exeter, Devon, EX4 4BP

**Guide Price £240,000**



# Property Features

- Modern Feel Throughout
- Two Bedrooms
- Modern Fitted Kitchen with Breakfast Bar
- Large master bedroom with built in storage
- Modern Family Bathroom
- Good sized Living Space
- Landscaped Riverside Garden
- Access to the River Exe
- Side Access
- River Views

## Full Description

This beautifully presented RIVERSIDE property makes a fantastic FIRST home, it is fully gas central heated by a Worcester Bosch boiler which was installed in early 2023. It's complimented by a smart heating Hive thermostat and double glazed windows throughout. The property consists of a spacious ground floor with a great sized living room, feature fireplace, space for a family dining table and a large window that allows light to flood the room.

The living room has an archway that leads on to the modern kitchen/diner. The kitchen has modern fitted units with plenty of storage cupboards for those kitchen essentials. There is ample space for appliances and more than enough space to have a dining table or, as the current owners have, a breakfast bar.

There is also access to an alleyway that is the perfect place to store bikes, kayaks and outdoor tools/equipment and an external mains water tap. The alleyway can also be accessed via a gate from the front of the property making it a perfect location to store your refuse bins.

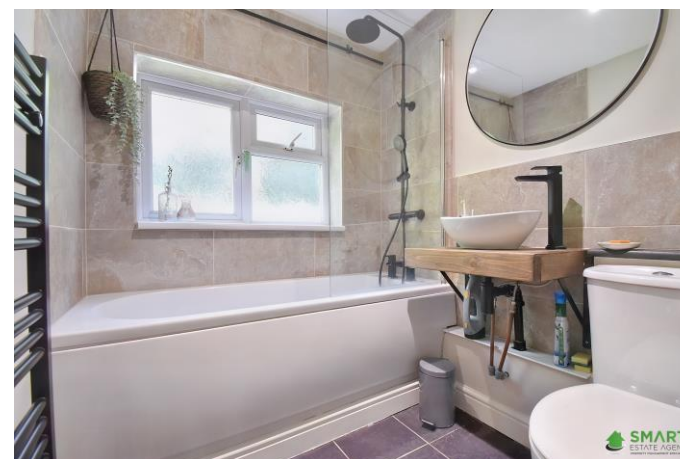
On the first floor of the property we have the bedrooms and family bathroom. The master bedroom is a great size, very light and airy thanks to the two windows, there is also a built-in wardrobe with rail perfect for hanging clothes. The master bedroom has space for an office desk or dressing area. You will also find access to the loft which has a built in ladder making it perfect for storage.

Bedroom 2 is a good sized single room.

The bathroom is a three piece suite which was updated by the current owners.

The property comes with a stunning, riverside outdoor space. The garden is fully enclosed with river access which will be missed deeply by the current owners. The garden in my opinion is the best part of this property with views across the river and access for kayaking or a refreshing swim - the perfect place to spend your summer days.

*The owners favourite feature - "We are so lucky to be within a 10 minute walk of the city centre with all its conveniences whilst also having a garden where the whole family can enjoy fire-pit BBQs in the evenings overlooking the River Exe"*



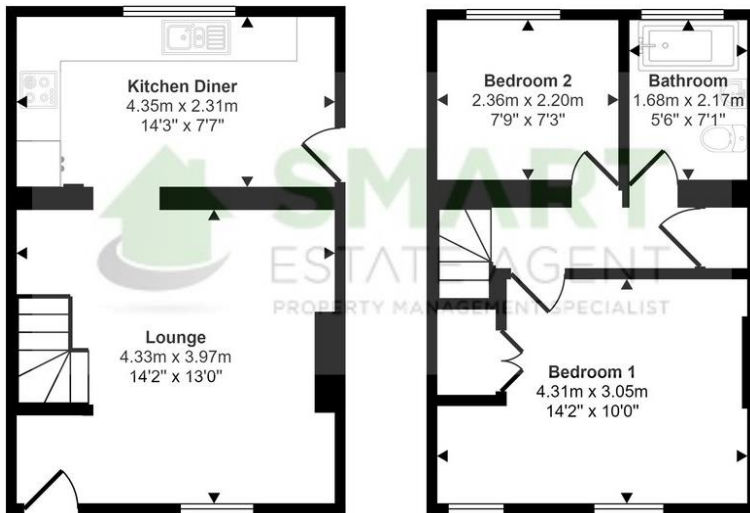








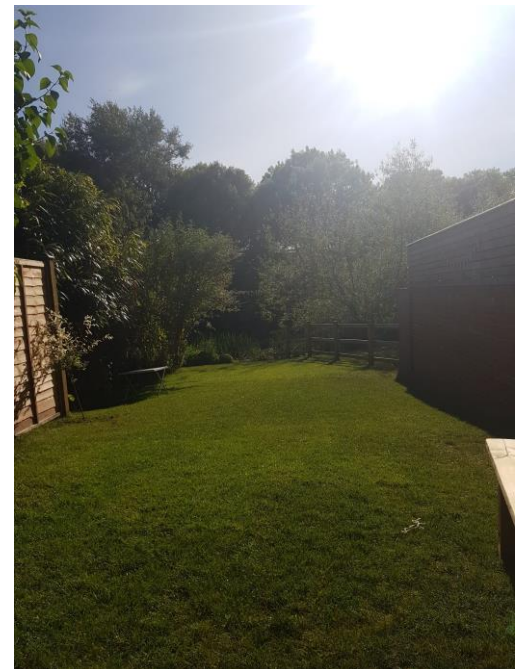
Approx Gross Internal Area  
57 sq m / 611 sq ft



Ground Floor  
Approx 29 sq m / 310 sq ft

First Floor  
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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