



## Haven Road, Exeter, EX2 8GW

A two double bedroom second floor apartment located a short walk from Exeter Quayside, a gated development conveniently placed for the city centre.

**Winkworth**

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## Description....

### Location:

Compass Quay is location on the picturesque Exeter Quayside which features a large arrange of restaurants and leisure activities along with easy access to Exeter city centre.

### The property:

The property is located on the second floor- upon entering the property you come into a large hallway with dual storage cupboards and radiator.

The large sitting room is bright and spacious with plenty of space for furniture. There is large patio door leading onto a private balcony with views towards the river, the room has two radiators.

The kitchen comprises a number of wall and base units, double oven with gas hob and stainless-steel extractor above. Washing machine and integrated dishwasher, stainless steel sink with mixer taps, Vaillant combi-boiler. Window with views towards the river.

The main bedroom is a large double bedroom with a window overlooking the front aspect and benefits from an ensuite bathroom with low level W/C, basin, shower cubicle and radiator.

The second bedroom is also a double bedroom, built in wardrobes with a window overlooking the front aspect, radiator.

The main bathroom is part-tiled and comprises of a panelled bath, stand over shower with glass screen, hand basin in vanity unit, low level WC. mirror with light above, mirrored cabinet, extractor, and radiator.

### Outside:

There is an allocated parking space in a private carpark with security gates. There is also a bike shed and bin store.

### Tenure:

The service charges are a total of £1350 pa. 199 Year Lease from June 2000.

### Services:

All mains service  
Council Tax band: D



## At a glance....

Two Double Bedrooms  
Separate Dining and Kitchen Area  
Balcony  
Gas Central Heating  
Double Glazed Throughout  
Private Gated Carpark  
Off Road Allocated Parking Space  
Great Location

## PROPERTY INFORMATION:

Leasehold  
Council Tax Band: D  
Mains Electric, Gas, Water and Drainage.

# Compass Quay Haven Road, Exeter, Devon, EX2

Approximate Area = 700 sq ft / 65 sq m  
For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1090727



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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