



Haven Road, Exeter, EX2 8GW

£250,000

A beautifully presented two bedroom apartment with additional study, located in the sought after Compass Quay development. Enjoying stunning views over the quay, the property features a bright sitting room, modern kitchen, bathroom and ensuite, as well as a private balcony and allocated parking space. Perfectly positioned for riverside living with easy access to Exeter city centre.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675



Nestled in one of Exeter’s most sought after quay side developments this striking two bedroom apartment with study is sure to impress. From its generous layout to the panoramic water views, it ticks all the boxes for stylish city living with a riverside twist.

Property

On arrival you are greeted by a welcoming entrance hall that leads through to a bright and airy sitting room. Floor to ceiling French doors open onto a private balcony where you can relax and take in the tranquil vistas over the quay.

The kitchen is well appointed and fitted with modern cabinets and integrated appliances, offering both practicality and style.

Accommodation includes two double bedrooms. Bedroom One benefits from fitted wardrobes and a spacious ensuite shower room while the second bedroom sits alongside a well appointed family bathroom. A dedicated study provides the perfect space for remote work or a quiet reading corner.

Outside

Outside the property enjoys an allocated parking space with visitors spaces available.

Location

This address offers an enviable lifestyle, right on Exeter’s Quay, with scenic riverside walks, waterside dining and cafes at your doorstep. The city centre is within easy reach, making it ideal for commuters and for accessing the full range of shops, services and amenities Exeter has to offer.

PLEASE NOTE;

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



At a Glance:

First Floor Apartment

Two Bedrooms and Study

Spacious Sitting Room with doors to Kitchen

Balcony with views overlooking the Quay

Bathroom and Ensuite

Allocated Parking Space and Visitors Parking

No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage

HEATING: Gas Central Heating

BROADBAND:

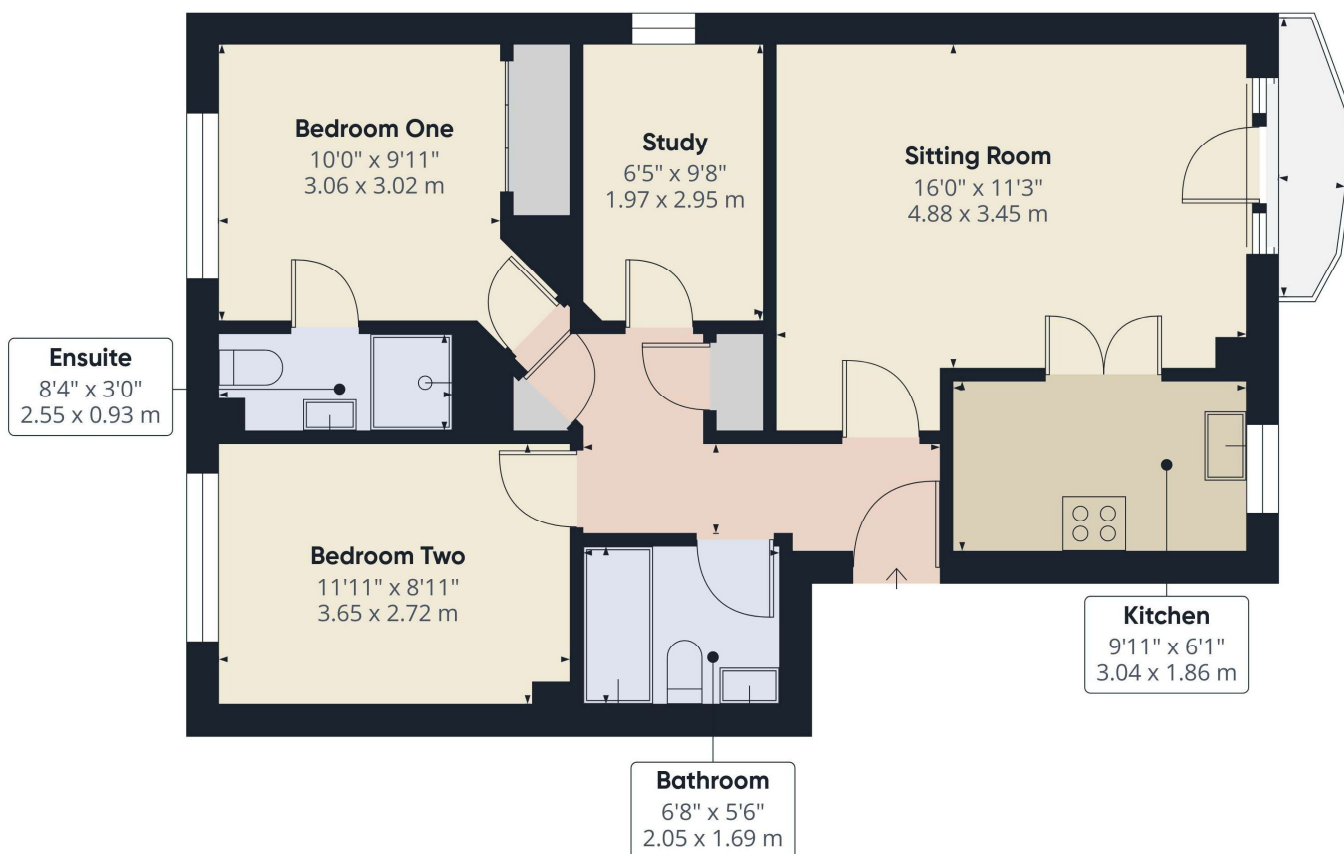
MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Leasehold. 199 Years from 1 June 2000

SERVICE CHARGE: £1000 for the period 01/07/25 to 31/12/25

GROUND RENT: On a Peppercorn Basis



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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