



Clipper Quay, Exeter, EX2 4AP

£250,000

A well-presented two-bedroom second-floor apartment in Clipper Quay with quay views and lift access. It features a sitting/dining room, modern kitchen, two bedrooms (principal with en-suite), a shower room, allocated parking, and secure communal areas.

Winkworth

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A well-presented two bedroom top floor apartment enjoying attractive views over the quay, situated within the popular and well-maintained Clipper Quay development.

Further benefits include allocated gated parking, a communal lift providing access to all floors, and secure communal areas.

Description.

The accommodation is light and spacious throughout and comprises a large sitting/dining room, ideal for both relaxing and entertaining, with a pleasant outlook across the water. The modern fitted kitchen is well equipped with a range of units and benefits from integrated appliances, including a dishwasher, washer/dryer, oven and microwave. There is also space for a tall fridge freezer and a breakfast bar.

An excellent opportunity for owner-occupiers or investors alike, and early viewing is highly recommended to appreciate the location, views and overall accommodation on offer.

The property offers two bedrooms, with the main bedroom featuring an en-suite bathroom fitted with a bath and overhead shower. Bedroom two benefits from fitted wardrobes and built-in units, providing excellent storage. A separate shower room serves the remainder of the apartment, making the layout ideal for sharers, guests or home working.

Clipper Quay is ideally positioned along Exeter's sought-after quay, offering immediate access to scenic riverside walks, cycle paths and a range of popular cafés, restaurants and leisure facilities. Exeter city centre is within easy reach, providing a comprehensive selection of shopping, dining and cultural amenities, while excellent transport links are available via nearby road networks and public transport, including Exeter St David's and Central stations.

SERVICE CHARGE: £1,913.09 for the period 1 Jan 2026 - 31 Dec 2026

RESERVE FUND: £832.20 for the period 1 Jan 2026- 31 Dec 2026

GROUND RENT: £100 rising to £200

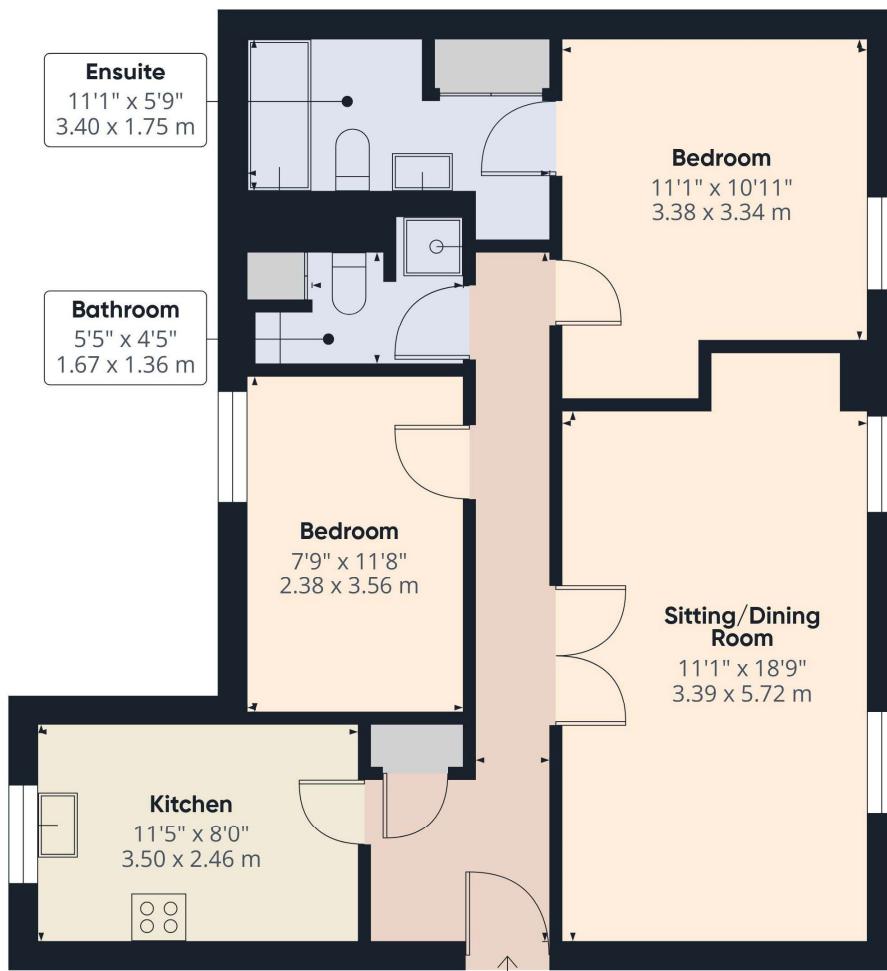


At a Glance:

Second Floor Apartment
Two Double Bedrooms
Two Spacious Bathrooms
Kitchen with Integrated Appliances
Large Sitting/Dining Room
Communal Lift
Secure Gated Parking
Quayside Views

PROPERTY INFORMATION:

COUNTIL TAX: Band D
SERVICES: Mains Electric, Water & Drainage
HEATING: Gas Central Heating
BROADBAND: Full Fibre Broadband. Checked on Openreach January 26
MOBILE: Signal Dependant on Provider
LISTED: No
TENURE: Leasehold. Term 125 Years from 24 June 1990.



PLEASE NOTE.

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

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