



COMPASS QUAY, EXETER, EX4 6LE

Winkworth



A two double bedroom first floor apartment located a short walk from Exeter Quayside with off-road parking making it a perfect investment or first home.

- At a glance...
- Two Double Bedrooms
- Separate Dining and Kitchen Area
- South-East Facing Balcony
- Gas Central Heating
- Double Glazed Throughout
- Ideal Investment or First Home
- Garage & Off Road Parking
- No Onward Chain

Utilities ...

- All Main Services Connected
 - Exeter City Council
 - COUNCIL TAX: D
-

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Location:

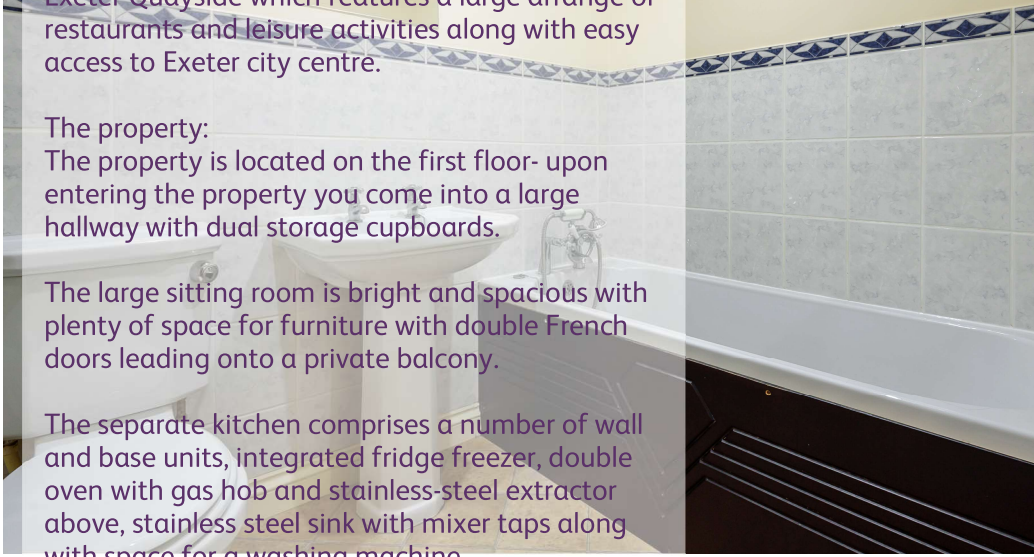
Compass Quay is location on the picturesque Exeter Quayside which features a large arrange of restaurants and leisure activities along with easy access to Exeter city centre.

The property:

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

The large sitting room is bright and spacious with plenty of space for furniture with double French doors leading onto a private balcony.

The separate kitchen comprises a number of wall and base units, integrated fridge freezer, double oven with gas hob and stainless-steel extractor above, stainless steel sink with mixer taps along with space for a washing machine.



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

The second bedroom is also a large double bedroom with a window overlooking the rear aspect .

The main bathroom is part tiled bathroom comprising panelled bath stand over shower, pedestal wash hand basin, WC mirror with light above, mirrored cabinet, extractor, and radiator.

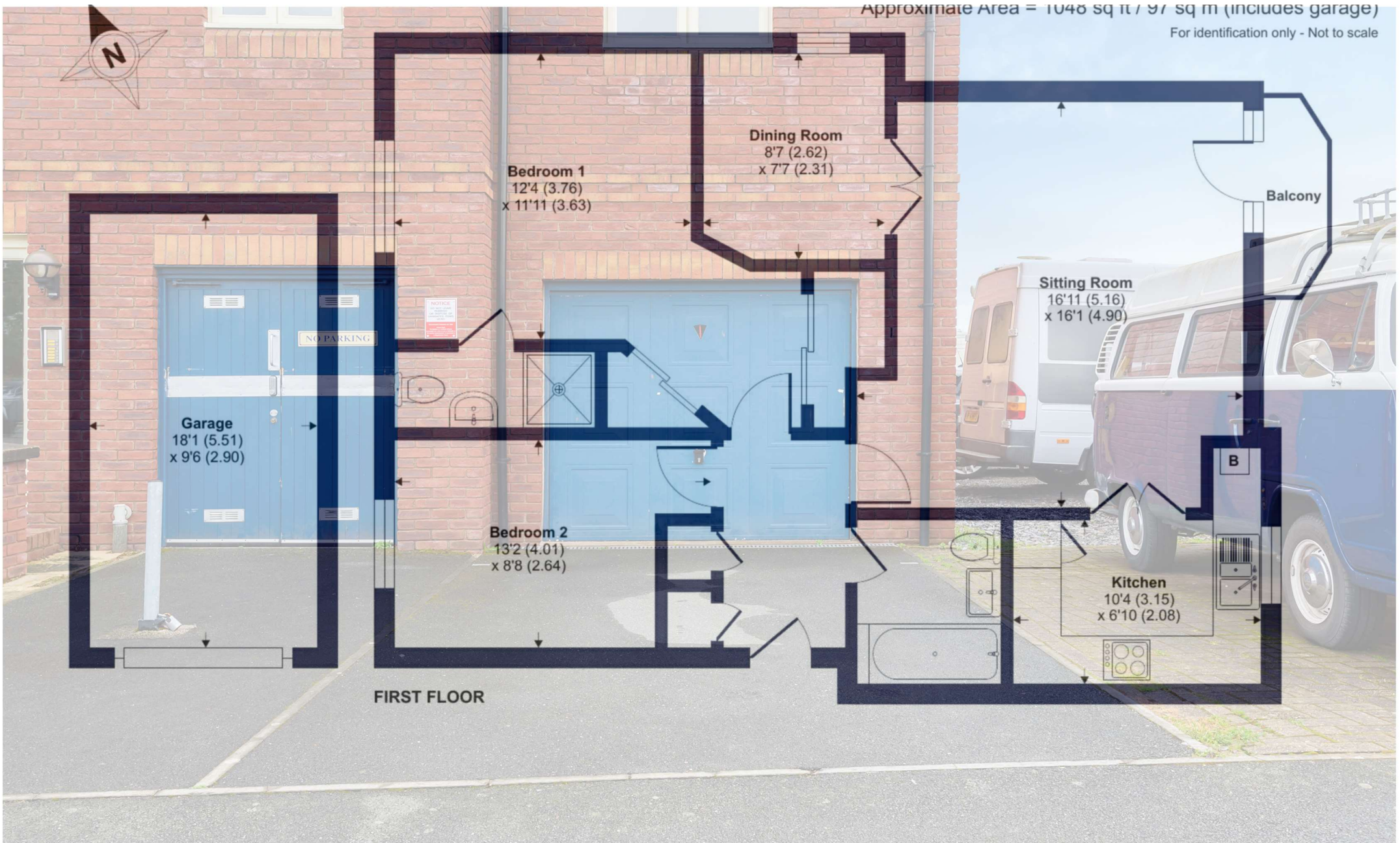
Outside:

There is a single garage with an off-road parking space. There is a bike shed and bin store.

Tenure:

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





Exeter office

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winkworth.co.uk/exeter

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	82
EU Directive 2002/91/EC			
<small>www.epc-uk.com</small>			



See things differently.