



12 PRINCESS ALEXANDRA COURT, EXETER, EX4 3BZ

Winkworth



This three story town house is located overlooking the River Exe and also easy access to the city centre. The property is situated in a gated development and is offered in excellent condition throughout. The property offers four double bedrooms, large reception room and large kitchen/dining room. Balcony overlooking the river and private enclosed courtyard garden.

At a glance ...

- Four Double Bedrooms (two with En-suites)
- Large Living room with Balcony (river views)
- Modern Kitchen/dining room with Integrated Appliances
- Lovely Refitted Family Bathroom

- Private Courtyard Garden
- Gated Development, Garage & Parking
- Excellent Condition Throughout
- Easy Access to Exeter City Centre

Utilities ...

- All Mains Services Connected
- Council Tax Band E
- Exeter City Council
- Service Charge £396 per annum
- Solar Panels generate c. £450 per annum

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This lovely and well maintained three storey town house located in this great riverside location close to the city centre and offering stunning views over the River Exe, situated in this small gated development. The property offers beautifully presented and spacious accommodation over three floors. The large kitchen/breakfast room offers refitted white gloss units with built in appliances and space for a large table and chairs. Double doors lead out the private and well-maintained garden. Further accommodation on the ground floor offers, cloakroom, two storage cupboards and stairs to the first floor. The large living room offers stunning views over the River Exe and access to a full width balcony, additionally with river views and overlooking the garden. The additional accommodation on this level are, two double bedrooms and re-fitted four-piece family bathroom, stairs to the second floor. The top floor offers two double bedrooms, both with en-suite shower rooms. The main bedroom offers double doors with a Juliet balcony and stunning river views, extensive fitted wardrobes. Bedroom two also offers a range of fitted wardrobes.



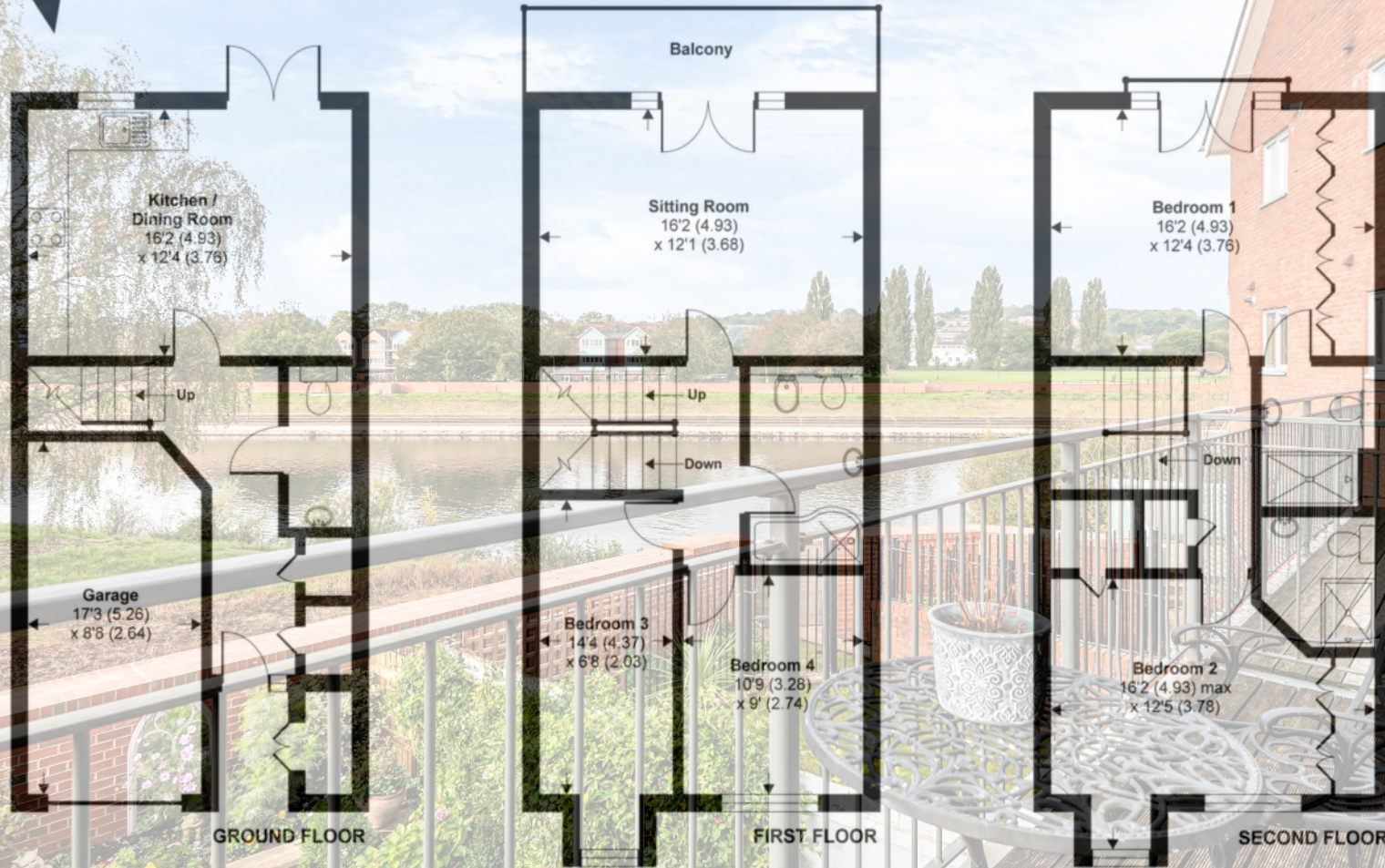
Outside The property offers lovely private outside space with a large patio area and a raised boarder with mature shrubs and plants. Fully enclosed by timber fencing. To the front is a large communal area, with parking and access to the garage. Situation Princess Alexandra Court is accessed via a security gate with keypad entry and intercom system. This leads into a large communal area, offering residence parking and access to the property's integral garages. The development is located on the riverside with its lovely walkways and cycle routes. Access to the historic Quay, with its range of shops and restaurants is within a short walk. The city centre can also be accessed easily and offers a lovely cathedral with beautiful grounds, extensive shopping, and dining facilities. Access to the south and north coast lines are also easily accessible along with both Exmoor and Dartmoor National Parks. Exeter also offers great transport links, including an international airport, mainline railways stations and access to the M5 motorway. The property is also offered with solar panels, supplying electricity to the property, with the excess being fed back into the national grid and on average generating in the region of £450 per annum income.



Bonhay Road, Exeter, EX4

Approximate Area = 1600 sq ft / 148.64 sq m (includes garage)

For identification only - Not to scale



Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



See things differently.