



72 Waterside, Exeter, EX2 8GY

Guide Price £425,000











## 72 Waterside, Exeter, EX2 8GY

Exeter Quay is a hive of activity with a huge range of sporting facilities both on and off the water, independent shops, cafes and restaurants, Haven Banks activity centre, Exeter Cookery School and boat trips, you will never be short of something to do, Whilst the Quay is a buzz it still maintains a calm, friendly and relaxed atmosphere, a perfect getaway from the city centre.

72 Waterside is within a short drive or walk from the city centre. Exeter city provides all of the cultural, shopping and leisure facilities one would expect of the county capital. There are a wide range of both private and public schooling as well as the highly regarded Exeter University which is part of the Russell Group. The city has fantastic transport links with a railway line of the Waterloo and Paddington lines, International Airport, the M5 at Junction 30 and 31, in addition to regular bus routes navigating around the city and beyond. Exeter city is commutable to the wilderness of Dartmoor with its great range of countryside activities and breathtaking views.



## Description

72 Waterside is a well appointed 3 double bedroom property designed to make the most of the fantastic views over the famous Exeter Quay upon which it sits.

### Entrance Hall:

Upon entering the property you are welcomed by a spacious entrance hall with under stairs cupboard, oak flooring and plenty of hanging space for coats, a lovely start to this family home.

### Cloakroom:

Also on the ground floor is a cloakroom fitted with sanitary ware in classic white.

### Dining Room:

**15'11 into bay x 10'8 (4.85m into bay x 3.25m)**

From the entrance hall is the dining room, a bright space, ideal for entertaining, with bay window and glazed door opening out onto the terrace with excellent views over the Quay.

### Kitchen:

**10'10 x 9 (3.30m x 2.74m)**

The oak flooring flows effortlessly from the dining room to the kitchen presenting a semi open plan, practical and comfortable space with views over the ever popular Quay. The kitchen area itself is fitted with a range of eye level and base timber effect units under a complementary roll edge worktop and splash back. There is a built in four burner gas hob with electric oven under and extractor hood over.

### Utility Room:

**6'4 x 4'6 (1.93m x 1.37m)**

Off the kitchen is a utility room fitted with a tiled floor, white storage units and space for washing machine and tumble dryer.





**Sitting Room:**

**20'10 x 15'10 into bay (6.35m x 4.83m into bay)**

A bright stair way rises to the first floor leading to a good sized sitting room with beautiful oak flooring, a relaxing, dual aspect room with bay window showcasing elevated views over the river.

**Bedroom 2:**

**12'3 x 8 (3.73m x 2.44m)**

A bright double bedroom with views over the rear courtyard.

**En-suite:**

The en-suite has been fitted with a contemporary, fully tiled walk-in shower with glass doors, complemented by a white sanitary ware.

**Bedroom 1:**

**18'6 x 15 into bay (5.64m x 4.57m into bay)**

Stairs rise to the second floor. The impressive dual aspect master bedroom features built in mirrored wardrobes, and elevated views over the Quay and beyond.

**Jack and Jill Bathroom:**

**8 x 6'3 (2.44m x 1.91m)**

This bathroom is 'Jack and Jill' in arrangement with doors from both the landing and the master bedroom. This lovely en suite has a modern feel with marble effect tiling, a white bath with glass screen and shower over with matching white sanitary ware.

**Garage and bin store.**

**22'6 x 19'6 (6.86m x 5.94m)**

Fitted with electric, light and up and over door, this garage provides ample space for a car or additional storage. Attached to the garage through a separate door is the bin store.

**Outside**

Accessed from the dining room is the terrace, an enclosed paved area almost parallel to the river, a perfect spot for al fresco dining or simply watching the world go by.

To the front of the property is the shared courtyard with space in front of the garage for parking.



72 Waterside, Exeter



## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>83</b> |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (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 & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           | <b>80</b> |
| (69-80) <b>C</b>  | <b>66</b> |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |

England & Wales

EU Directive  
2002/91/EC



## Viewing

Strictly by appointment  
through Weekes Estate Agents  
on 01392 459922





**Residential Sales | Tel:** 01392 459922  
**Email:** [exeter@weekesestateagents.co.uk](mailto:exeter@weekesestateagents.co.uk)

**Lettings | Tel:** 01392 459922  
**Email:** [lettings@weekesestateagents.co.uk](mailto:lettings@weekesestateagents.co.uk)

65 Magdalen Road, Exeter, EX2 4TA  
[www.weekesestateagents.co.uk](http://www.weekesestateagents.co.uk)