

## 28 Waterside, Exeter, EX2 8GU



Cooksleys are delighted to bring to the market this superbly presented two- bedroom top floor, purpose built Riverside apartment located on the popular and historic Quayside. Close to local amenities, including cafes, shops and restaurants and also within walking distance of the City Centre. The apartment also benefits from allocated underground parking and a bike store.

**Asking Price £245,000 Leasehold DCX01370**

# 28 Waterside, Exeter, EX2 8GU

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via solid wood front door. Doors leading to Bedrooms One, Two, Lounge and Bathroom. Storage cupboard with hanging rail and shelving. Airing cupboard with foam dipped water tank and slatted shelving. Access to loft void. Telephone entry point. Coved ceiling. Electric night storage heater.

### Lounge 15' 0" x 14' 0" (4.575m x 4.270m)

L-shape lounge. Dual aspect uPVC double glazed windows with views over the river. Television point. Telephone point. Electric night storage heater. Coved ceiling. Wall lights. Access to dining area.



### Dining area 7' 0" x 9' 5" (2.137m x 2.858m)

rear aspect uPVC double glazed windows with view over river. Coved ceiling. Electric night storage heater. Access to kitchen.





**Kitchen 7' 6" x 9' 1" (2.285m x 2.778m)**

Modern range of eye and base level units. Stainless Steel sink and drainer with mixer tap. Roll edge work surfaces. Part-tiled walls. Space and plumbing for washing machine. Further appliance space.



**Bathroom**

Side aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with Triton shower above, low level WC and wash hand basin with mixer tap. Shaver point. Electric wall mounted heater.



**Bedroom One 13' 3" x 8' 8" (4.032m x 2.654m)**

Front aspect uPVC double glazed window. Electric night storage heater.



**Bedroom Two 10' 0" x 8' 9" (3.045m x 2.662m)**

Front aspect uPVC double glazed window. Electric night storage heater.





### Additional Information

Council Tax Band C EPC: C Service Charges currently £3159.86 / year. Approx. Management Company Whitton and Laing/Chase Buchannon. No Ground Rent Lease: 999 - ends 2988 Water rates (no meter) £250 / year.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

07/03/2022, 12:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

29, Waterside E-43 1TA EX2 8GU	Energy rating <b>C</b>	Valid until: 19 June 2029 Certificate number: 2208-3080-6276-4491-3974
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### Property type

Top-floor flat

**Total floor area**  
66 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/renting-out-a-property-with-a-low-energy-efficiency-rating-or-no-rating>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)