



Old Mill Close
Exeter £275,000

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A well-presented second-floor apartment in the sought-after St Leonards area, close to Exeter Quayside and the city centre. Offering two double bedrooms, spacious sitting room, modern kitchen and bathroom, plus a garage and additional off-road parking.

Second Floor Apartment | Sought After Quayside Location
| Two Bedrooms | Spacious Sitting Room | Fitted Kitchen |
Bathroom | Garage | No Ongoing Chain | Popular
Development |

DESCRIPTION

A communal entrance door provides access to the building, with the apartment situated on the second floor. Upon entering, the welcoming entrance hall provides access to all of the principal rooms and creates a practical central hub for the accommodation.

The generous sitting room is a bright and comfortable space, enjoying views over Swan Court and offering ample room for both substantial seating and dining furniture. A feature fireplace provides a focal point to the room, adding to its homely feel.

The modern fitted kitchen is well-equipped with a good range of contemporary wall and base units, complemented by generous work surfaces and space for a range of appliances. A window overlooking the rear provides plenty of natural light, while the practical layout makes excellent use of the available space.

There are two well-proportioned double bedrooms, both offering good levels of space and flexibility for bedroom furniture. Completing the accommodation is a modern bathroom, fitted with a contemporary suite and walk-in shower enclosure.

The property also benefits from a garage ideal for secure parking or storage and one additional unallocated off road parking.



LOCATION

Swan Court forms part of the highly regarded Old Mill Close development in the sought-after St Leonards area of Exeter, enjoying a particularly convenient position close to the historic Exeter Quayside. The area offers an excellent choice of cafés, restaurants, pubs and leisure facilities, while the city centre is also within easy reach.

The nearby Magdalen Road is well known for its independent shops, cafés, delicatessens and local amenities, while the Royal Devon & Exeter Hospital and County Hall are also conveniently accessible. The surrounding Quayside provides attractive walking and cycling routes alongside the River Exe, making this an appealing location for those who enjoy being close to the water and outdoor spaces.

The property is also well positioned for access to Exeter's transport network, with regular bus services and Exeter St Thomas and Exeter Central railway stations within convenient reach. The M5 and wider road network provide links towards the A30, A38 and surrounding areas, making Old Mill Close a well-connected location for both city living and commuting.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: This apartment is leasehold

Years Left Remaining: 88 Years

Service charge: £1630

Ground rent: £160

Management Company: Arquero

Electricity: Mains

Heating: Gas Central Heating

Gas: Mains

Water: Mains

Sewerage: Public

Council Tax Band: D

Council: Exeter City Council

Parking: Garage and Parking Space Outside Property

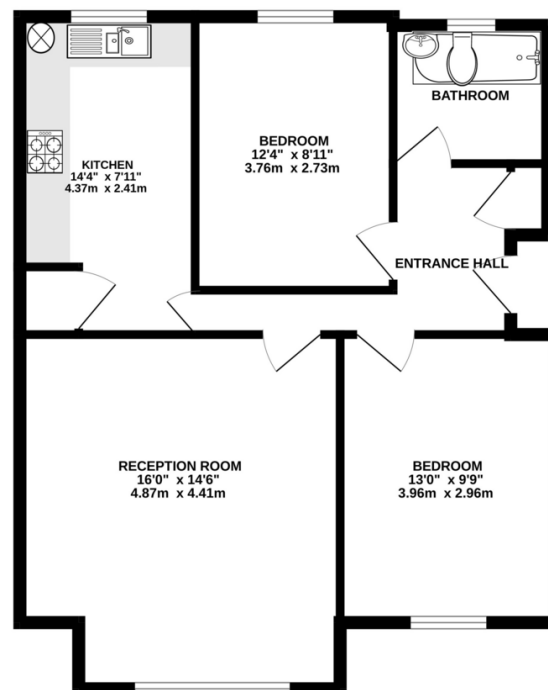
Garden: Communal Grounds

Broadband speed: Full Fibre Broadband Available To Order

Mobile Signal: Several networks currently showing as available at the property including Vodafone & EE



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan C2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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