

Salmon Pool Lane

Exeter, Devon, EX2 4SW

Asking Price £350,000

Bradleys ESTATE AGENTS

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Description

This spacious self contained ground floor apartment occupies an enviable waterside location offering some absolutely stunning views to the rear.

This is a very rare opportunity as these apartments rarely come to market. This particular property offers a prime location & benefits from a private entrance, beautiful private garden to the rear & private garage opposite.

The property is located at the end of Salmon Pool Lane and backs directly onto the River.

The property has a private entrance with accommodation comprising entrance porch, hallway, modern cream coloured shaker style kitchen with solid wood worksurfaces & integrated appliances. A feature of the property is the very bright & spacious triple aspect living room having balcony and a picture window enjoying one of the best waterside views in the City. There are 2 bedrooms with the main bedroom again being a particularly generous size and enjoying a lovely outlook behind. Finally the bathroom and separate WC have been knocked through to create a larger modern bathroom with white suite including separate shower cubicle. Outside there is a good sized beautiful South facing garden backing directly onto the River.

There is also a further versatile room beneath the property which would make an ideal office/study as well as an extensive storage area. Garage.

NO CHAIN.

Location

St. Leonards lies to the South of the City Centre, bounded to the West by the picturesque and historic Quayside and the River Exe, the East by the Heavitree Road and the South by Barrack Road. It is a bustling and vibrant community with some of the best schools in Devon; its own busy shopping centre in Magdalen Road and some of the finest homes in Exeter. The area is popular with urban and healthcare professionals and those requiring easy access to the Motorway and Airport for more long distance commuting.

Old Abbey Court is an exclusive cul de sac and the property enjoys some stunning views.





Directions

what3words: ///bunk.finest.pest

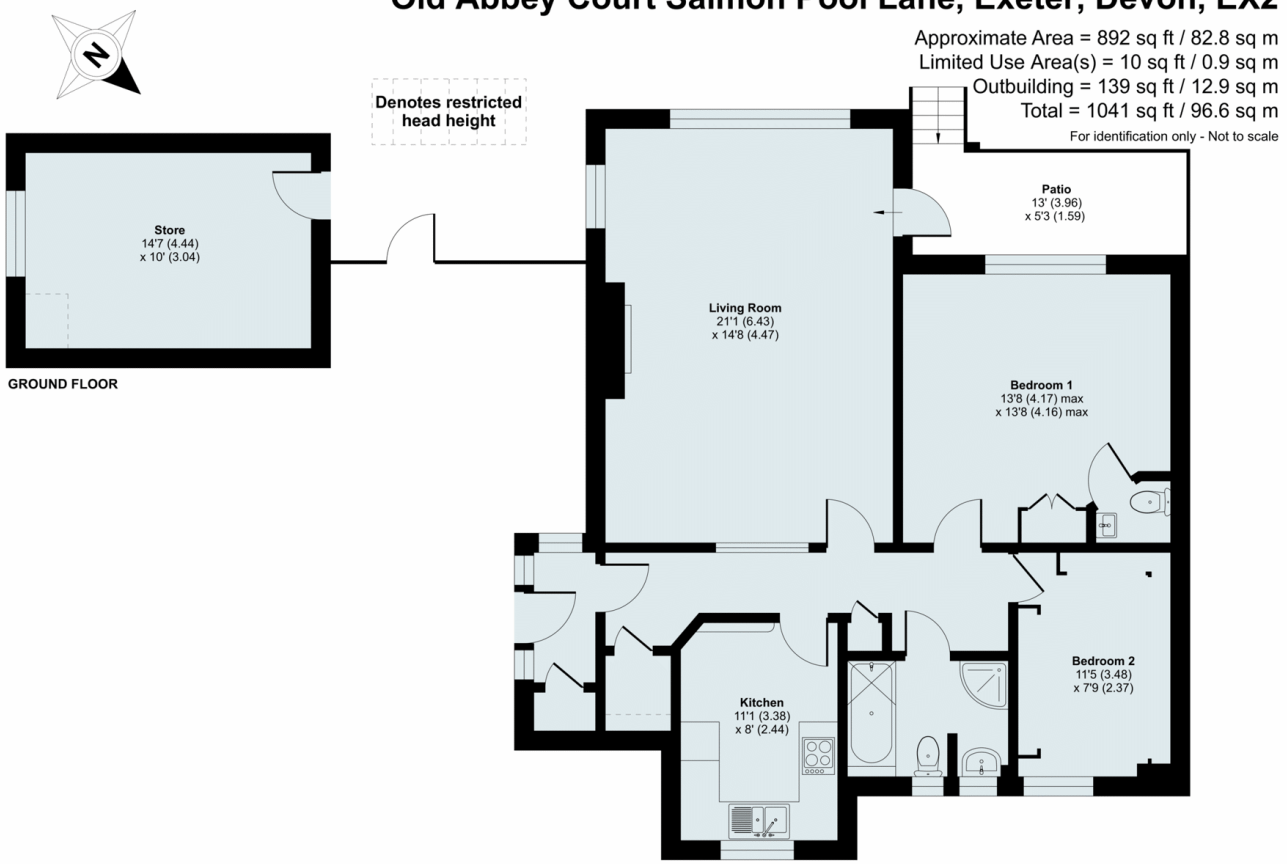
Material Information

- EPC Rating: D
- Tenure: Leasehold
- Lease: 999 years from 6th July 1964 (936 Years remaining)
- Service Charge: £720 per quarter to include heating, upkeep of all communal areas, external window cleaning & buildings insurance
- Ground Rent: Nil
- Utilities: All Mains Services
- There is a right of way across the garden
- Heating: Gas C/H with Communal Boiler
- Flood Risk: Very Low Risk (Rivers & Seas) & (Surface Water)
- Council Tax Band: E - Exeter City Council
- Parking: Single Garage & Additional Residents Car Park.



Old Abbey Court Salmon Pool Lane, Exeter, Devon, EX2

Approximate Area = 892 sq ft / 82.8 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Outbuilding = 139 sq ft / 12.9 sq m
Total = 1041 sq ft / 96.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1539840

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