



Canal Banks, Exeter, EX2 8DY

£395,000

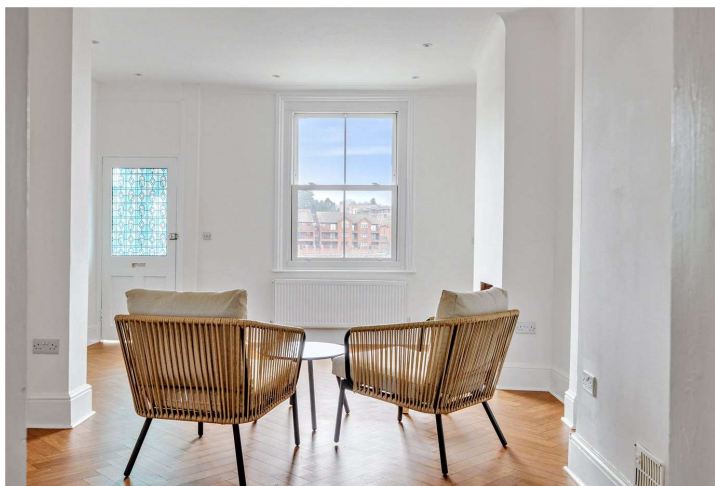
A rare opportunity to purchase one of two cottages enjoying a prime waterfront position in the vibrant Exeter Canal Basin, nestled within the historic Exeter Quayside. Surrounded by an array of shops, cafés, pubs, and bars, it offers a lively yet picturesque setting. Recently renovated to a high standard, the property is beautifully presented and is available with no onward chain.

Winkworth

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Description:

From the canal side, steps up lead up to the tiled entrance porch with internal door leading to the sitting sitting/dining room, a newly fitted and equipped kitchen with integrated appliances, garden room, bathroom. On the top floor are two good bedrooms. Outside is a low maintenance, fully enclosed garden.

The Property:

Step up to front door, opening into...

Sitting/Dining Room: A good sized room, parquet style solid bamboo wood flooring, fireplace. Good sized understairs storage. Newly fitted double glazed sash windows with stunning views over the water, radiator.

Kitchen: A newly fitted modern kitchen with a selection of wall and base units, gas hob and electric oven with extractor above and metal splashbacks. Stainless steel sink with mixer tap integrated dishwasher and integrated washer/dryer. Room for fridge freezer, cupboard housing the Vaillant boiler. Double glazed window overlooking the rear courtyard garden. French patio doors through to....

Sun Room: Just off the kitchen is the garden room, Velux window and power sockets, door giving access to the courtyard garden.

Bathroom: Low level WC, basin in vanity unit, tiled bath with shower over, rain fall shower head, large ladder heated towel rail, mirrored cabinet, fully tiled with double glazed obscure glass to rear.

Stairs rising to the first floor.

Landing: Double glazed window overlooking the rear aspect.

Bedroom: Built in wardrobe with cupboards above, new double glazed sash windows, stunning views over the water, original fireplace, radiator.

Bedroom: Built in wardrobes with cupboards above. Double glazed sash windows overlooking the rear aspect, radiator.

Outside:

Fully enclosed rear garden.

Easy access to the river and canal, where you can canoe, paddle-board, or take lessons with equipment, rentals available.

The area is fantastic for dog walking, with dog-friendly pubs nearby including the Double Locks, Prospect, and Port Royal. Just minutes away, Belle Isle Park offers a large riverside space ideal for picnics and relaxing in the warmer months. A children's playground is also accessible nearby.

A range of eateries and pubs make it a popular spot to enjoy a meal by the river. The quay is particularly lively in the summer, hosting festivals, craft and food markets, and live music events.



At a glance....

- Stunning Waterside Location
- Fully Renovated Cottage
- Two Bedrooms
- Spacious Sitting/Dinning Room
- Newly Fitted Kitchen
- Modern New Bathroom
- Garden Room
- New Double Glazed Windows Throughout
- Fully Enclosed Courtyard Garden
- Parking is Available
- NO ONWARD CHAIN**

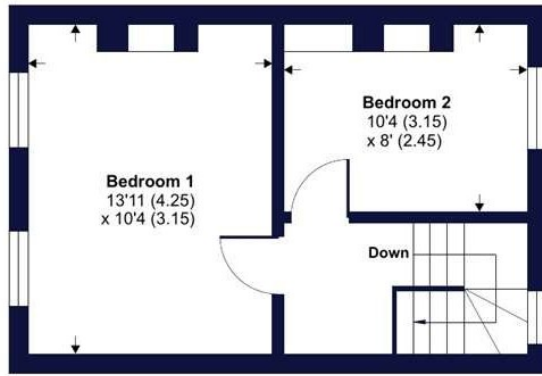
PROPERTY INFORMATION:

- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage
- Agent Notes:
 - Broadband: Ultrafast Full Fibre Broadband available (checked on Open Reach)
 - Mobile Signal: You are likely to get good coverage

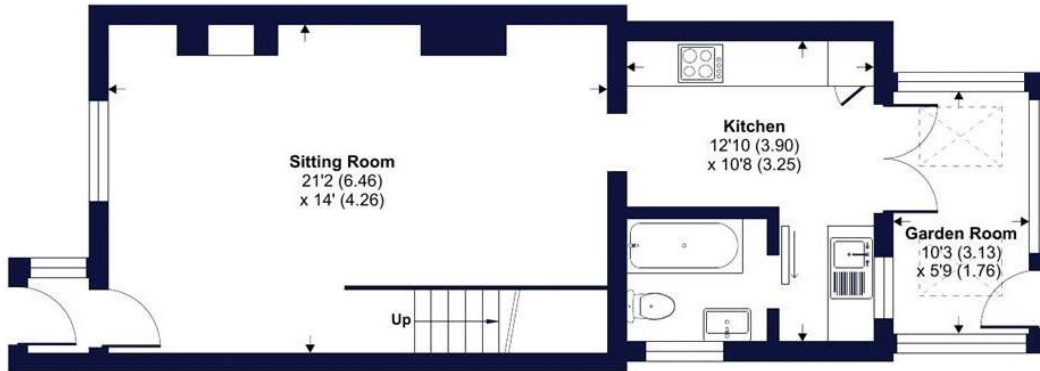
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Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Winkworth. REF: 1247374

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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