

# Riverside Walk

## Exeter

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CGI is indicative only





Exeter Quay in early morning light. Devon





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**Nestled between Exeter and Topsham, Riverside Walk is situated in an incredible position just off Wear Barton Road, to enjoy the coast, country and everything in between. Minutes from the River Exe this highly desirable location is close to the much loved port town of Topsham towards the mouth of the river where it's rich Dutch history of cotton and wool trading with Holland is reflected in its notable architecture.**

Vibrant Exeter city centre, a 10 minute drive inland from Riverside Walk, provides you with not only an incredible choice of shopping, leisure and dining options, but bags of culture and heritage around every corner to immerse yourself in, such as its famous Cathedral, the Russell Group university, medieval underground passages and much more.

Drawing on it's quiet neighbourhood setting, homes at Riverside Walk feature thoughtfully designed spaces for modern living with high quality finishes and contemporary fittings. Parks, football pitches and of course idyllic riverside walks are on your doorstep, plus every home features a private rear garden and allocated parking so you can venture far and wide, or stay a little closer to home by bringing the outside in.

Brought to you by Guinness Homes, there are just 10 homes available with a mix of two bedroom and three bedroom houses available to buy through Shared Ownership. This affordable route to finding your ideal home is just the ticket for those wanting the buzz of a city centre rich in history and grandeur, quaint seaside towns and villages and extraordinary landscapes to explore. All this is within reach of a new home to call your own at Riverside Walk.

# Go with the flow

## Let the River Exe show you the best of the area

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The River Exe is at the heart of this new development, with trails along the river stretching to nearby Topsham. Make a loop to explore your immediate local area, by walking along to Topsham, perhaps making a stop at The Galley Restaurant which focuses on Devon's finest fresh fish and seafood, or grab a refreshing pint at The Passage House Inn which is conveniently located next to the tiny Topsham ferry. Taking you across the river to Exeter Ship Canal, continue until you reach the unique summer only Turf Hotel with restaurant, before heading back up the canal and all the way home.

Riverside Walk is close to several outdoor spaces such as King George V Playing Fields, River Exe County Park and Exeter Golf and Country Club, which is complete with a gym and swimming pools to stay active. Wonford Sports Centre is only a 9 minute drive away, and offers even

more activities including those for children. For everyday essentials an ALDI is less than a mile away, and a Tesco Extra at Exeter Vale Shopping Centre 2 miles away. Opposite the shopping centre, IKEA will be a handy one stop shop for your new home.

For families, local schools include Ofsted rated Good primary schools Clyst Heath Nursery and Community Primary School, The Topsham School and Exminster Community Primary School. Also rated Good are secondary schools Isca Academy and St Peter's Church of England Aided School. There are several independent schools in and around Exeter including the Outstanding rated The New School Exeter. Many attend Exeter College and of course the renowned Exeter University, ranked among the top ten universities in the country, is close by.



Exeter Quayside, Devon



River Exe canal in Exeter





Exmouth and the Exe estuary, Devon





River Exe, Devon





Turf Hotel on coast of the canal and the river Exe

The charming town of Topsham, a 5 minute drive or a 23 minute walk away, makes the most of its riverside setting with a unique look and feel, attracting many returning visitors year after year. The independent shops, restaurants, cafes and pubs which have always contributed to the chocolate box charm of Topsham are now joined by many new businesses bringing diversity to the maritime town. Nourish brings sustainable, eco-friendly packaging free shopping to Topsham whilst award winning patisserie, Sara's Petite Cuisine, run by Portuguese born Sara, creates beautiful sweet treats with only the best ingredients in an instagram worthy space accompanied by artisan coffee. Dart's Farm shop remains a firm local favourite, a destination for bucket loads of local food and drink produce.

Follow your nose towards the sea, along the River Exe, and an 19 minute drive will bring you to Exmouth and the English channel beyond. You'll want to get down to the beach as soon as possible. Dawlish and Exmouth beach are both sandy beaches within half an hours drive from Riverside Walk whilst Coryton Cove is a sheltered secluded beach for bathing, dolphin spotting and water sports.

For more shopping and dining, Exeter is home to the Princesshay shopping centre plus plenty of independent shops, cafes, bars and restaurants to try out especially on Gandy Street and the West Quarter. Exeter has a respected arts and theatre scene, so spend evenings at the Cygnet Theatre, the Exeter Corn Exchange or the Northcott Theatre for local and touring performances. The free Royal Albert Memorial Museum (RAMM) is always updating its exhibitions and has a year long calendar of events. The best way to see the city is by foot, so follow one of the many trails or make your own and start exploring.



Pennsylvania

St James  
Park

Whipton

Monkerton

N

Exeter  
St Davids

Exeter Central

Polosloe

Polosloe Bridge

Newton

Heavitree

Heavitree Road

Exeter

St Loyes

Wonford

Digby &  
Sowton

Rydon Lane

Topsham Road

Marsh  
Barton

Alphington

Riverside  
Walk  
EX2 7DR

A379

Matford

Newcourt

Exeter Road

Topsham

Topsham

Exminster

River Exe



## Retail

1. ALDI
2. Co-op Food
3. Nourish
4. Darts Farm Shop
5. Topsham Pharmacy
6. Princesshay shopping centre
7. IKEA
8. Tesco Extra

## Leisure

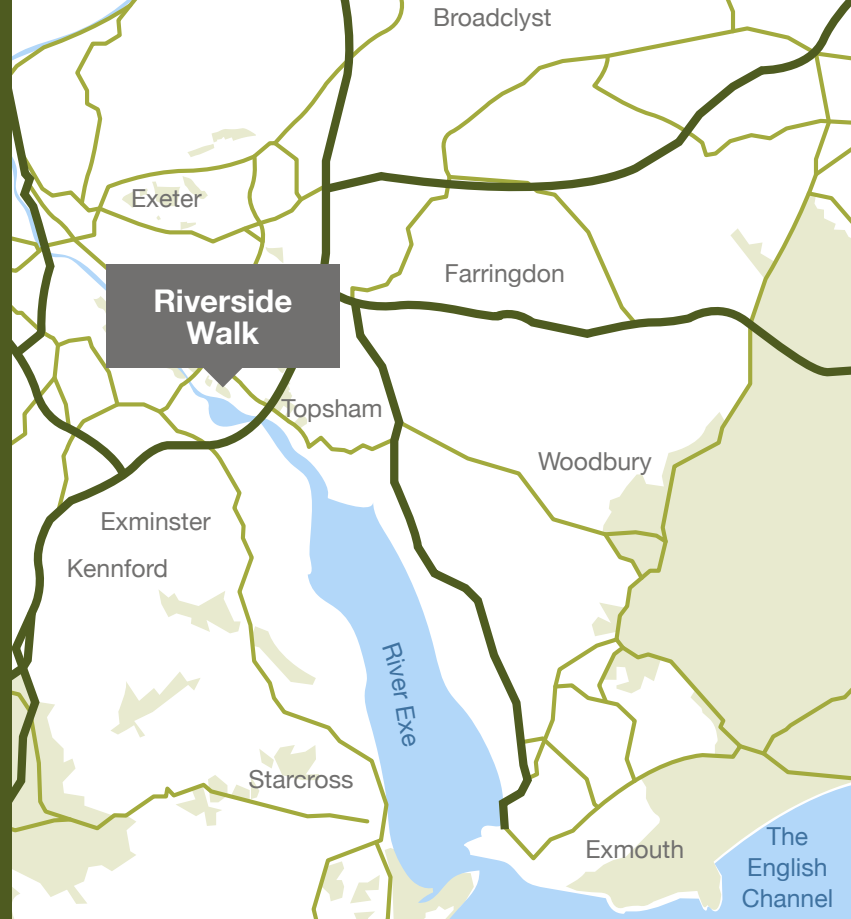
9. Topsham Town FC
10. Topsham Rugby Football Club
11. Topsham Swimming Pool
12. Tappers Close Play Area

## Schools

13. The Topsham School
14. Lady Seaward's C of E School
15. St Peters C of E School

## Restaurants/ pubs/cafes

16. The Exeter Inn
17. Lord Nelson Inn
18. Plum Cafe
19. The Cafe
20. Bridge Inn
21. The Lighter Inn
22. Pig and Pallet
23. The Galley
24. The Passage House
25. Sara's Petite Cuisine



# Discover Devon

Perfect for those working in Exeter to enjoy the best of the city, whilst having a home in a quiet peaceful setting, Riverside Walk is a 5 minute drive from both Newcourt and Topsham train stations, with routes north into Exeter and south to Exmouth. You'll be in close proximity to the M5, so

travel across Devon, Dorset and the South coast as much as possible to make the most of the stunning scenery. Travel abroad with no stress from Exeter International Airport, a 12 minute drive away.



Travel times  
by car starting from  
Riverside Walk to

10

Exeter town  
centre

12

Exeter  
International  
Airport

19

Exmouth

35

Torquay

39

Taunton

51

Plymouth

67

Weston-  
super-Mare



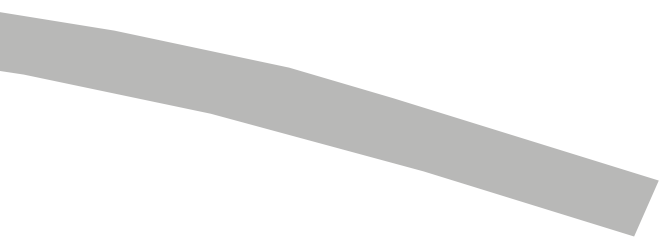
# Site plan

## Riverside Walk

- The Dawlish
- The Wrafton



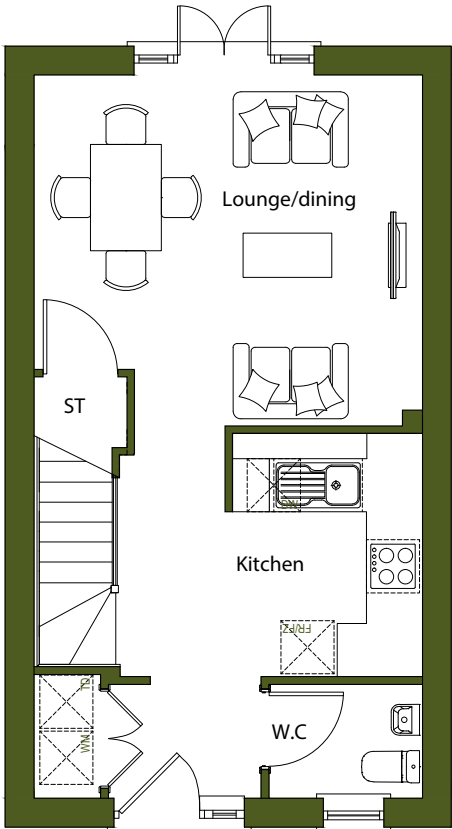




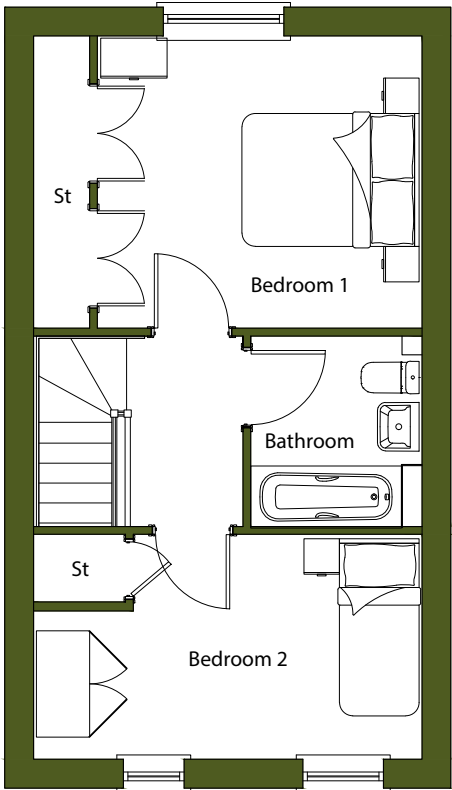


# 2 bedroom house | 70.1m<sup>2</sup>

## The Dawlish



Ground floor



First floor

## Plots 15, 16, 17, 84, 85 and 86

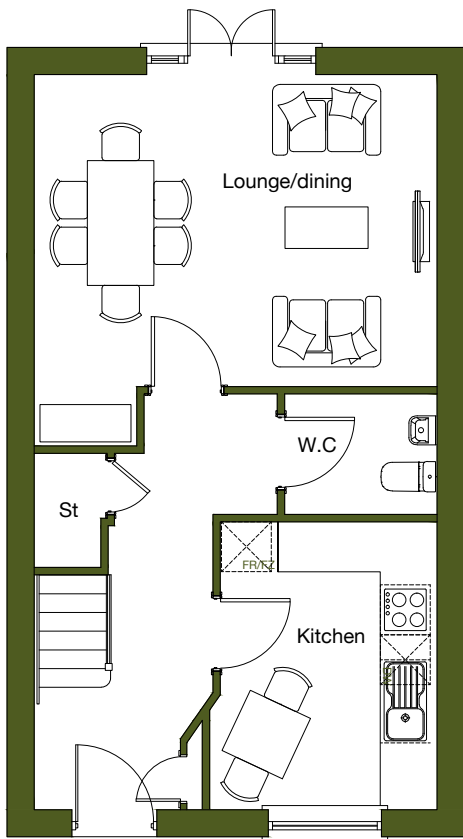
Kitchen	2.68m	x	2.11m
Lounge/Dining	4.32m	x	4.00m
Bedroom 1	3.63m	x	3.27m
Bedroom 2	4.32m	x	2.51m

Two bedroom house with an open plan ground floor living space with french doors to rear garden, WC, master bedroom, second bedroom, storage and bathroom

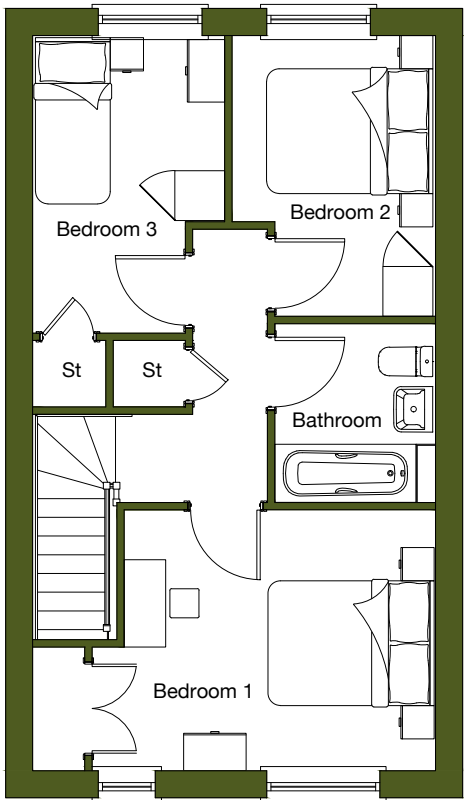
\*Indicates that this plot is handed. \*\*Window layout differs for some plots. Please speak to a sales consultant for more information.

# 3 bedroom house | 84m<sup>2</sup>

## The Wrafton



Ground floor



First floor

### Plots 64, 65, 66 and 67

Kitchen	3.44m	x	2.70m
Lounge/Dining	4.78m	x	4.44m
Bedroom 1	3.70m	x	3.11m
Bedroom 2	3.35m	x	2.44m
Bedroom 3	3.55m	x	2.24m

Three bedroom house comprising of an entrance hall, lounge diner with french doors to rear garden, kitchen, WC, master bedroom, second bedroom, third bedroom, storage and bathroom

\*Indicates that this plot is handed. \*\*Window layout differs for some plots. Please speak to a sales consultant for more information.



# Specification

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## Kitchen

- Kitchens units by Symphony
- Integrated stainless steel double oven
- Integrated ceramic glass electric hob
- Stainless steel extractor hood with stainless steel splash back
- Novalon vinyl flooring

## Bathroom

- Bath with shower head and shower screen
- Full height tiling around the bath
- Novalon vinyl flooring

## General

- Carpet laid to all areas except kitchen and bathroom
- Gas fired central heating with Ideal Logic boiler
- Mains-operated smoke, heat and carbon monoxide detectors
- Outside tap to rear garden
- Hard wired doorbell and ringer



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# Shared Ownership


## Riverside Walk

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- You'll need a smaller deposit and mortgage than if you bought a property outright
- Generally you are able to buy a bigger property than you may otherwise be able to afford
- You are able to buy more shares until you own the property outright
- Your monthly payments could be less than renting privately





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