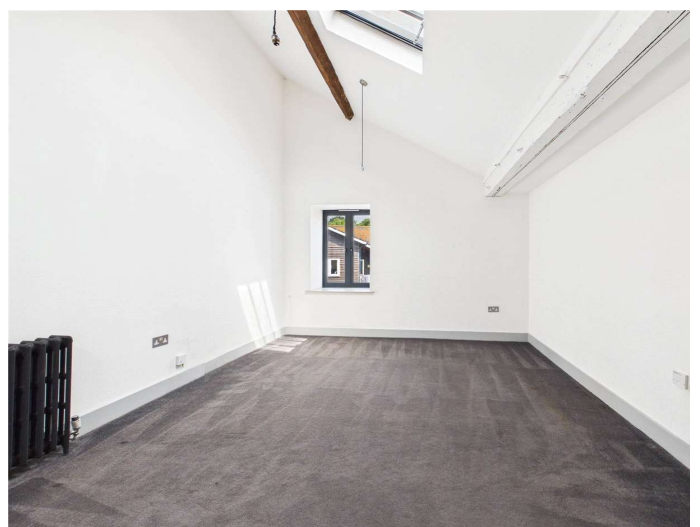




Commercial Road, Exeter, EX2 4AE

£200,000

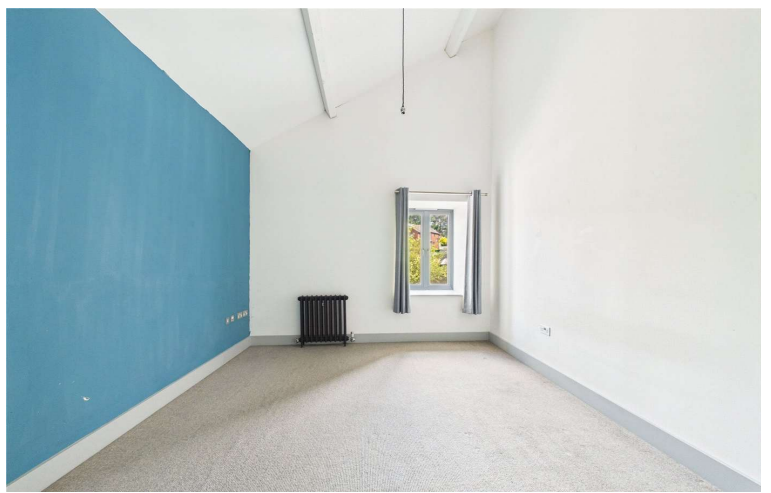
A stylish two bedroom apartment with a bright open plan living space. Featuring a contemporary kitchen with integrated appliances, modern bathroom, communal courtyard, and secure bike storage, it's ideal for city living.

Winkworth

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A beautifully presented and contemporary two double bedroom apartment, forming part of an attractive conversion, offering stylish accommodation with character features including vaulted ceilings, exposed timber beams and an abundance of natural light.

The heart of the home is the impressive open plan kitchen/living area, featuring striking high ceilings with exposed beams and rooflights that create a bright and spacious living environment. The modern fitted kitchen is finished to a high standard with sleek cabinetry and integrated appliances including a fridge/freezer, dishwasher and washing machine, together with a breakfast bar that provides additional workspace and informal dining.

There are two generous double bedrooms, both offering excellent proportions and flexibility for professional sharers, couples or those requiring a home office.

The contemporary bathroom is beautifully appointed with full height tiling and comprises a bath with rainfall shower and handheld shower attachment over, wash hand basin with vanity shelf, WC and heated towel rail.

Residents also benefit from access to a shared communal courtyard area and secure bicycle storage, making the property ideal for those seeking convenient city living.

Situated on Commercial Road, the apartment enjoys an excellent location within easy walking distance of Exeter's Historic Quayside, the city centre, St Thomas railway station, local shops, cafés, restaurants and leisure facilities, with excellent transport links nearby.

Exeter's historic Quayside is one of the city's most desirable locations, renowned for its picturesque waterside setting, independent cafés, restaurants and leisure facilities. The area offers riverside walks, cycling routes and water sports, while Exeter city centre is within easy walking distance, providing excellent shopping, cultural attractions and excellent transport connections.



At a Glance:

Two Double Bedrooms
Open Plan Kitchen/Dining Area
Large Bathroom
Bike Storage
Beautiful Location
No Onward Chain!

Property Information:

COUNCIL TAX: Band C

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Full Fibre Broadband. Checked on Openreach June 2026.

MOBILE: Signal Dependant on Provider

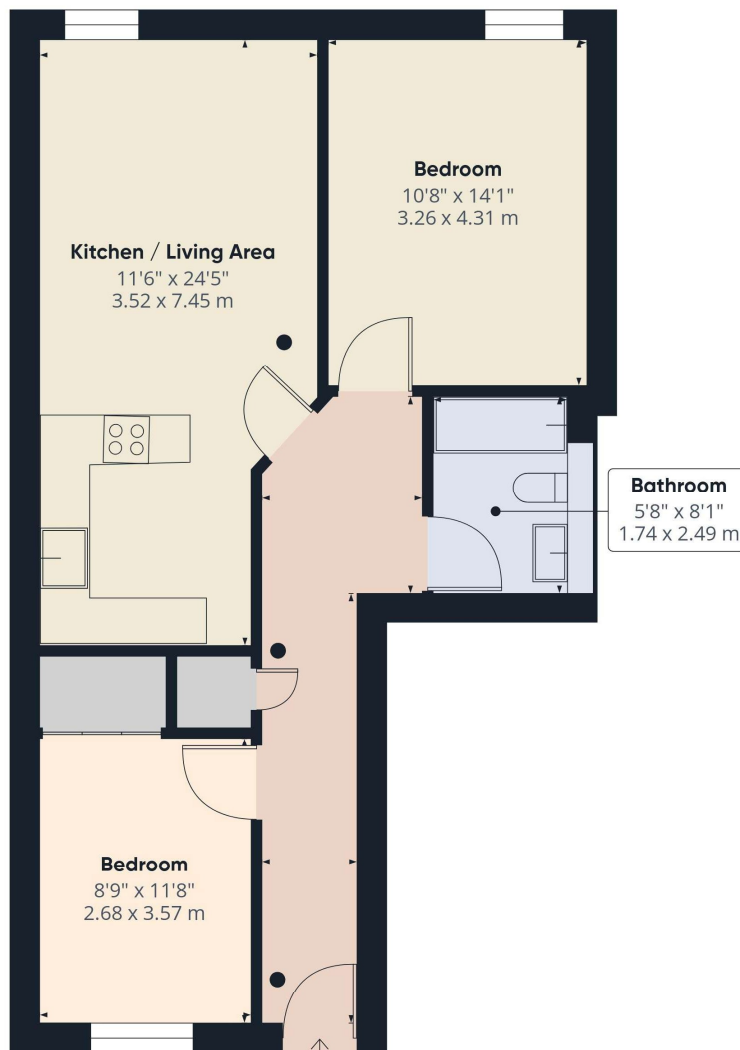
HEATING: Gas Central Heating

LISTED: No

TENURE: Leasehold. Term is 112 years from 1 July 2026.

SERVICE CHARGE: £1,680 per annum

GROUND RENT: Peppercorn



PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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