



Commercial Road, Exeter, EX2 4AE

£300,000

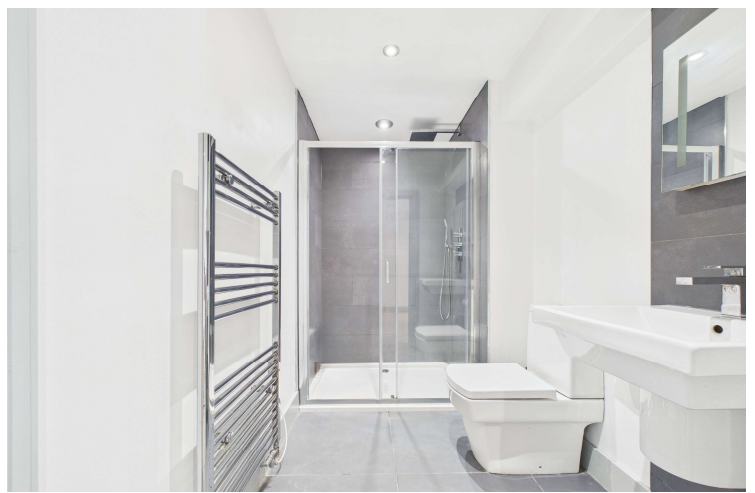
A stunning three bedroom waterfront apartment with open plan living, a private balcony, and a versatile mezzanine space, enjoying beautiful views across Exeter Quay. Ideally located close to cafes, restaurants, and excellent transport links.

Winkworth

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Situated in one of Exeter's most sought after waterfront locations, this beautifully presented three bedroom apartment offers spacious and versatile accommodation with stunning views across the historic Quay.

The property has a welcoming hallway which leads to a generous open plan kitchen/living/dining room, creating an ideal space for both everyday living and entertaining. The contemporary fitted kitchen benefits from integrated appliances including a fridge/freezer and dishwasher, providing a sleek and practical finish. French doors open onto a private balcony where you can enjoy uninterrupted views over the water and watch life along the Quayside.

There are three well proportioned double bedrooms, with the principal bedroom benefiting from a contemporary ensuite shower room. A modern family bathroom serves the remaining bedrooms.

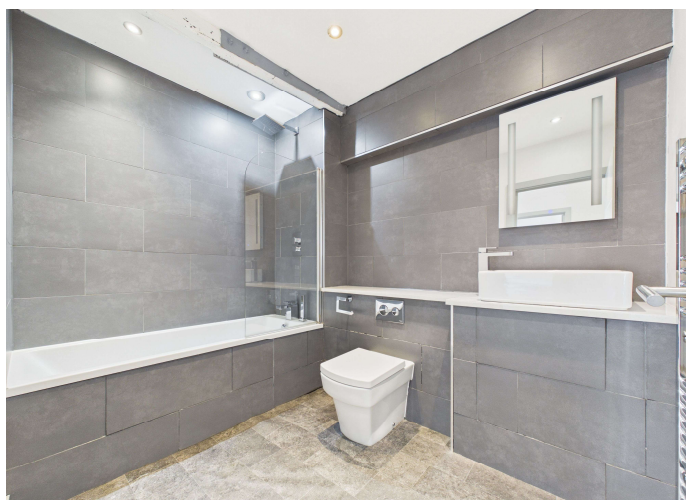
A standout feature of the property is the staircase leading from the kitchen area to an impressive mezzanine living space. Filled with natural light and character, this versatile room enjoys elevated views across the water and could be used as a second lounge, home office, studio or snug.

Residents also benefit from access to a communal courtyard and a secure communal bike store, adding further convenience to this exceptional waterside home.

Located just moments from Exeter Quay's vibrant selection of cafes, restaurants and bars, the apartment also offers easy access to the city centre, Exeter St David's and Central railway stations, and major road links including the M5 and A30.

This exceptional apartment combines character, generous living space and an enviable waterside setting, making it an ideal home, second residence or investment opportunity.

Exeter's historic Quayside is one of the city's most desirable locations, renowned for its picturesque waterside setting, independent cafes, 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:

Three Bedroom Apartment
Balcony Overlooking the Quay
Spacious Kitchen/Living Area
Main Bedroom with Ensuite
Large Bathroom
Bike Storage
No Onward Chain

Property Information:

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage.

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

MOBILE: Signal Dependant on Provider

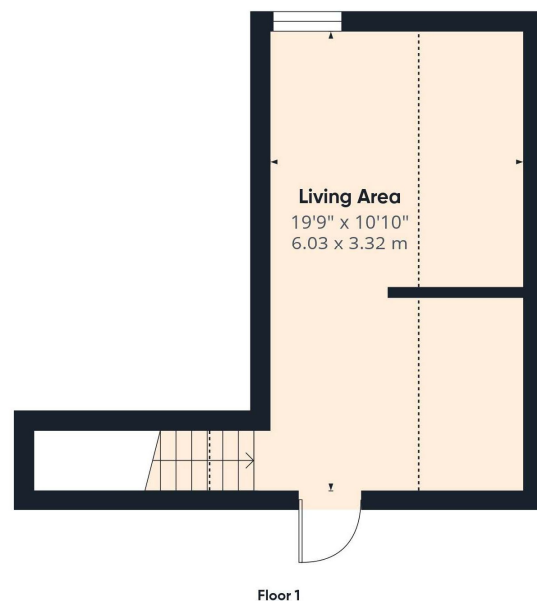
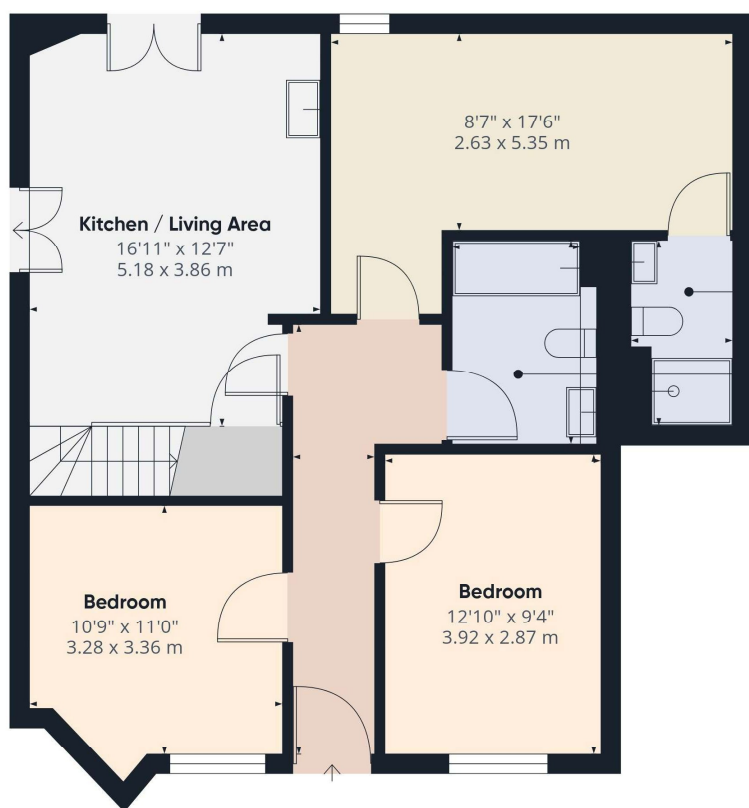
HEATING: Gas Central Heating

LISTED: No

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

SERVICE CHARGE: £1,680 per annum

GROUND RENT: Peppercorn



Ground

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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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