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Greyfriars Road, Exeter, EX4 7BS

£169,000

A spacious top floor apartment offering two double bedrooms, a bright living room with Juliet balcony, separate kitchen, and modern bathroom. Located close to Exeter city centre and the university, the property also benefits from allocated parking and secure entry. Ideal for first time buyers or investors

**Winkworth**

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Situated on the top floor of the purpose built Pilgrim House development, this well maintained two bedroom apartment offers generous living space, modern conveniences, and an excellent location close to Exeter’s city centre and university.

Property

The property comprises a large living room with ample space for both seating and dining areas. Natural light floods the space through double doors that open to a Juliet balcony, providing an airy feel and pleasant outlook over the surrounding area. A separate fitted kitchen is positioned off the hallway and comes well equipped with cabinetry, ample worktop space, and space for white goods.

Both bedrooms are good sized doubles, making the apartment ideal for sharers, first time buyers, or as a rental investment. The modern bathroom includes a full sized bath with shower over, WC, and wash basin.

Additional benefits include double glazing throughout, gas central heating, and a secure, allocated parking space located to the rear of the building.

The apartment is accessed via a communal entrance with intercom system and well-maintained shared areas. Being on the top floor adds extra privacy and quiet.

Location

Pilgrim House is located on Greyfriars Road, a well-connected residential area popular with both professionals and students. The property is within walking distance of Exeter St David’s Station, Exeter University, and the city centre, making it convenient for commuting, shopping, and dining.

With its generous layout, excellent location, and parking, this apartment would suit a range of buyers – whether you're looking to step onto the property ladder, secure a well-located rental property, or downsize without compromising on space.

At a Glance:

Spacious Top Floor Apartment

Two Double Bedrooms

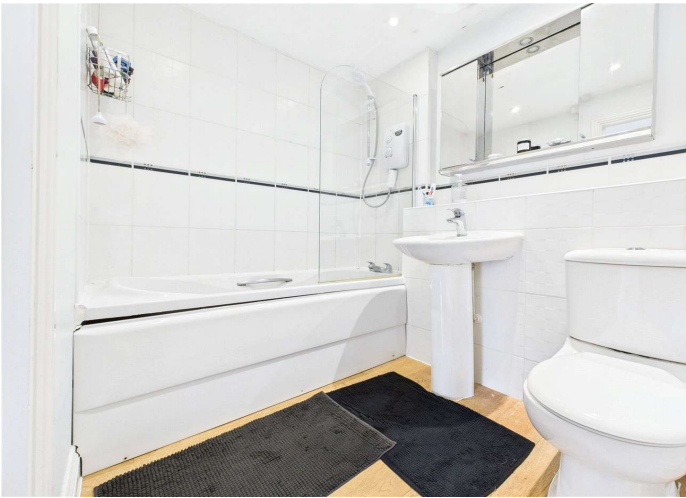
Living Room with Juliet Balcony

Separate Kitchen

Bathroom with Shower Over Bath

Allocated Off Road Parking

NO CHAIN



## PROPERTY INFORMATION:

Leasehold

Term: 125 Years from 1 January 2002

Ground Rent: £125 for the Period 01/01/25 – 31/12/25

Service Charge: £1,353.81 for the Period 1 Jan 2024 - 31 Dec 2024

Council tax Band: B

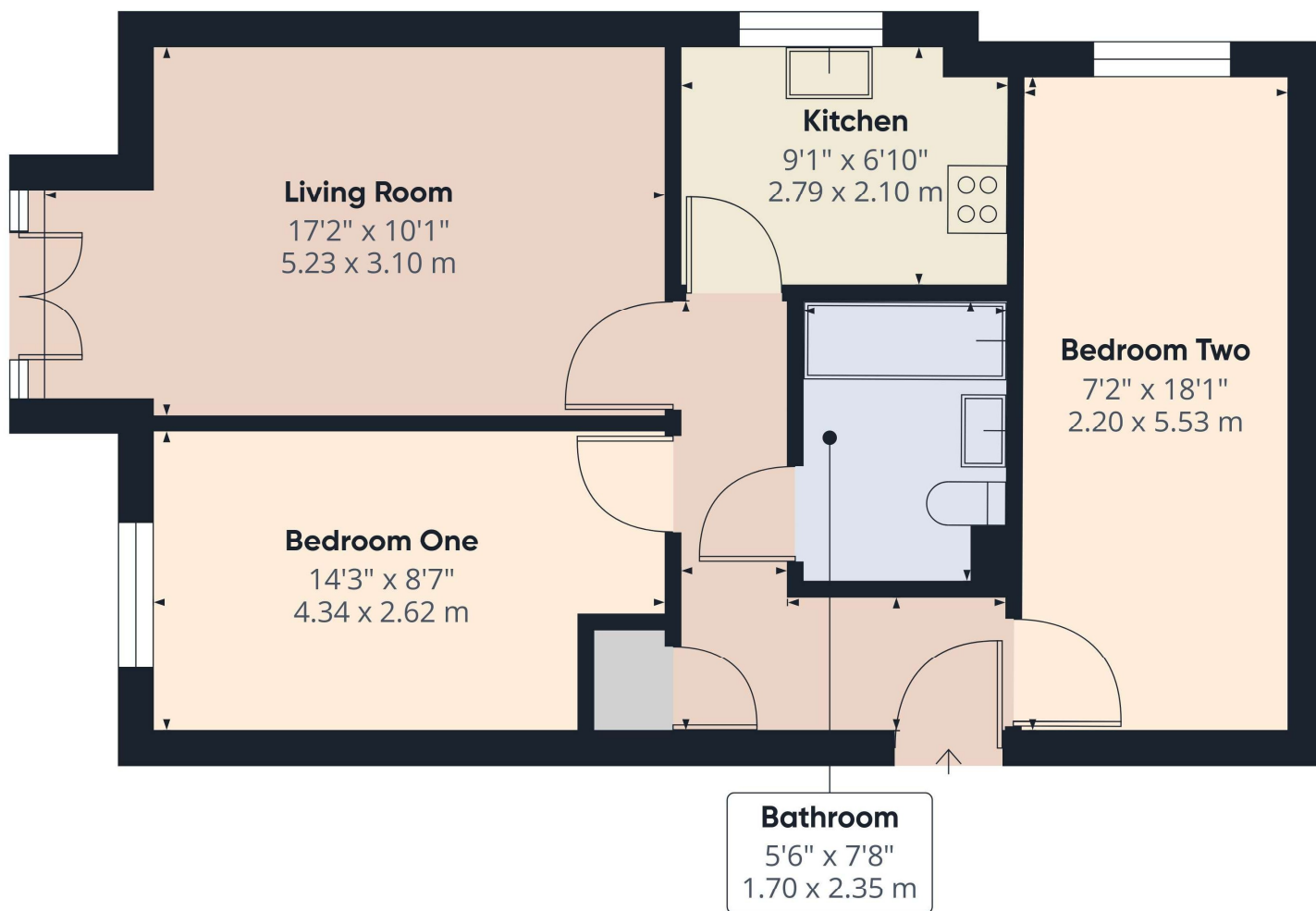
Mains: Electric, Water & Drainage.

Heating: Mains Gas Central Heating

Broadband: Full Fibre Broadband

Mobile: Signal Dependant on Provider





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 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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