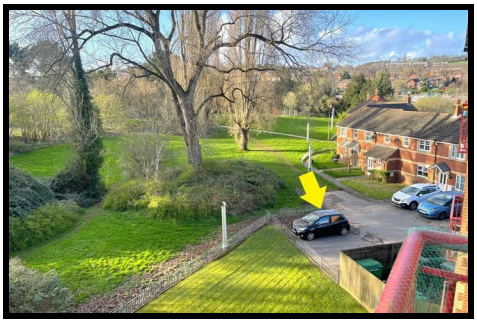
Bburgoynes
ESTATE AGENTS









23 Greyfriars Road

Exeter, EX4 7BS

This spacious 2 bedroom apartment is situated on the top floor of the purpose built Pilgrim House development with striking picturesque views across Priory Park. Both bedrooms are good sized doubles, making the apartment ideal for sharers, first time buyers, or landlords seeking a well placed investment property for the rental market. The well appointed accommodation includes a large living room with double doors opening onto a Juliet balcony, a modern well equipped kitchen and bathroom. Additional features include the home comforts of gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. All residents benefit from the use of well maintained communal grounds and all apartments are accessed via a communal entrance with intercom system. This particular property enjoys increased levels of privacy being situated on the top floor and comes with an allocated parking space.

Pilgrim House is situated in a well connected and sought after location close to Exeter's city centre, university and public transport, with bus routes and Polsloe Bridge train station nearby, making commuting to Exmouth, the city centre and beyond a breeze. Local schools, hospitals, and a variety of shops and amenities are all within a comfortable walking distance, enhancing the appeal of this location. A Morrisons Daily can be found nearby.

Guide Price £170,000

23 Greyfriars Road

Exeter, EX4 7BS

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- PERFECT FIRST HOME/INVESTMENT PROPERTY
- Lounge/Diner with Juliet Balcony
- Bathroom
- Private Allocated Parking Space
- Secure Intercom Entry System
- Sizeable Kitchen
- Gas Central Heating & uPVC Double Glazing
- Private Entrance Hall
- 2 Double Bedroom
- Communal Grounds

Entrance Hall

Lounge/Diner

17'6" x 11'5" (5.34m x 3.49m)

Kitchen

11'5" x 8'7" (3.49m x 2.62m)

Bedroom 1

13'5" x 8'5" (4.09m x 2.59m)

Bedroom 2

14'6" x 6'11" (4.43m x 2.11m)

Bathroom

8'0" x 6'3" (2.46m x 1.91m)

Grounds/Parking

Lease Information

Annual Service Charge - £1,600

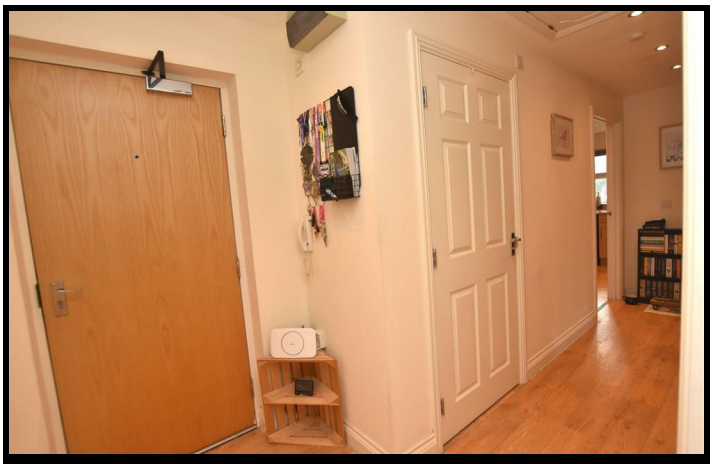
Annual Ground Rent - £125



Directions









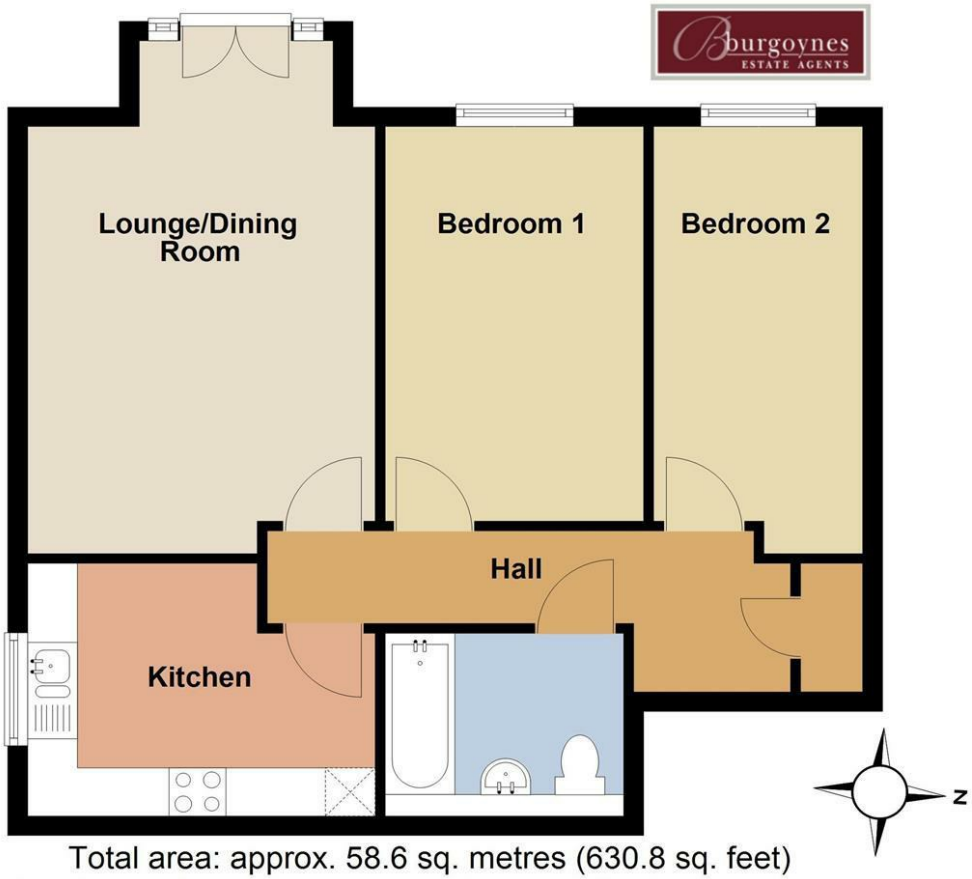








Floor Plan

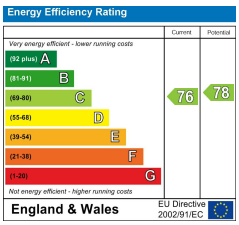


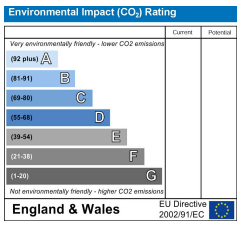
Total area: approx. 58.6 sq. metres (630.8 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

23 Greyfriars Road, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





82 Fore Street, Heavitree, Exeter, EX1 2RR
Tel: 01392 499823 **Email:** property@burgoynesestateagents.co.uk