



Flat 2 Pilton House



Exeter city centre – 2.7 miles

A substantial 3 bedroom apartment in an imposing Georgian building with wonderful communal grounds and a garage

- A tucked away location in Pinhoe
- Generous 1st floor apartment
- 3 bedrooms
- A striking Georgian building
- Delightful communal grounds
- Single garage
- Leasehold

SITUATION

The property is situated in Pinhoe on the edge of Exeter with easy access to the M5 and local amenities such as a train station, large supermarket and public house. Exeter is situated on the River Exe and affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible to the east of the city at junction 29, which links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines.

DESCRIPTION

This substantial 3 bedroom Leasehold apartment spans the whole of the first floor of this imposing Georgian building. A unique, characterful building converted into four spacious apartments with delightful grounds of communal gardens and gravel drive. The apartment offers over 1,300 sq ft of accommodation incorporating 3 bedrooms, sitting room, kitchen/dining room, shower room and master en suite. The property also benefits from a single garage.

ACCOMMODATION

From the communal ground floor entrance, stairs lead up to the entrance of Flat 2. The inner hall provides a cloak store. The spacious sitting room has a rear aspect sash window with views over the communal gardens, a brick feature fireplace and wonderful decorative panelling. Double doors open to the kitchen/dining room with a front aspect sash window and a cupboard housing the boiler. The kitchen has an array of matching base and wall units,

gas hob, double oven and space for appliances.

The shower room off the inner hall is arranged with a shower cubicle, wc, basin, heated towel radiator and an airing cupboard.

Bedroom 1 has a rear aspect sash window with views over the communal gardens, walk-in wardrobe, additional storage cupboard and an en suite providing a shower cubicle, wc and basin. Bedroom 2 has a front aspect sash window with fitted cupboards. Bedroom 3 is a single room with a side aspect currently used as a study/hobby room and a built-in wardrobe.

OUTSIDE

The communal gardens are positioned to the rear of the property, enclosed with areas of lawn, established borders and shrubs, mature trees and gravel paths. To the front of the building is a drive with a block of garages, one of which is allocated to this apartment.

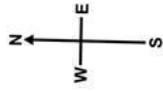
TENURE

The Apartment is Leasehold held on a 199 year Lease from 5th November 1984.

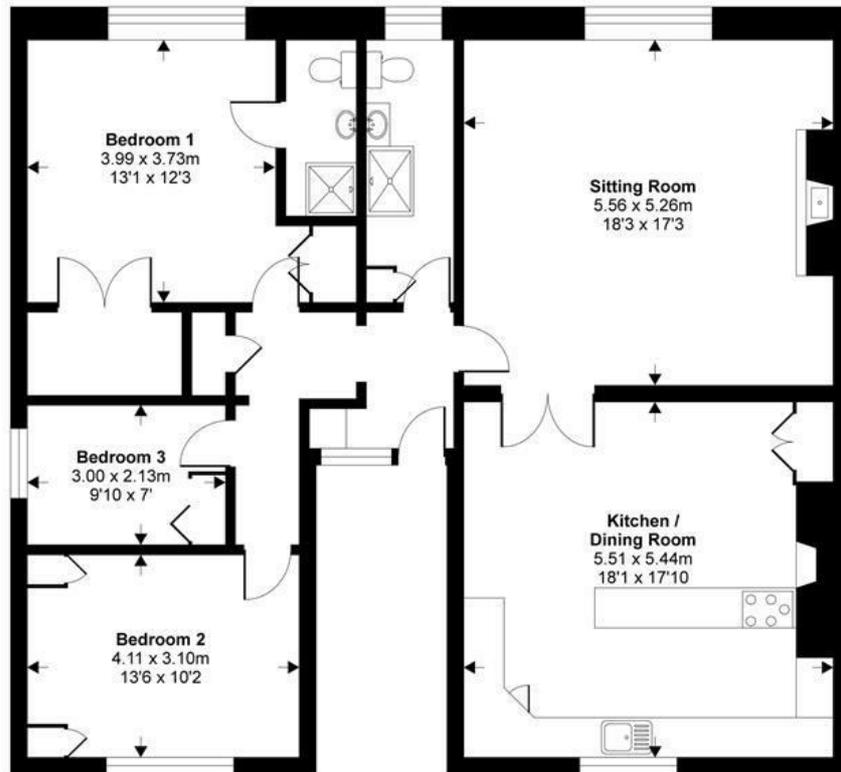
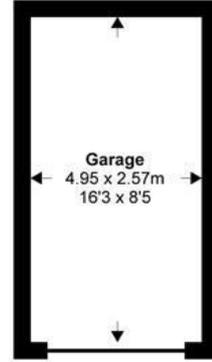
DIRECTIONS

From the centre take the B3212/Pinhoe Road towards Pinhoe. Bear left at the junction to Sainsburys and proceed past Aldi and the Pinhoe Hoard. Then take a right onto Pilton Lane where the property is located on the right.





Approximate Area = 1315 sq ft / 122.2 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1453 sq ft / 135 sq m
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 787839.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

01392 255202
 exeter@stags.co.uk

stags.co.uk