




WHITTON & LAING

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Apartment 7 Dean Clarke House
Southernhay East
Exeter EX1 1AP





Worth viewing because...

This exceptional Grade II* Listed apartment was previously used as the show home and is finished to a fabulous standard and is being offered now with all of the furniture included and with no ongoing chain. This apartment is located on the ground floor and directly overlooks the communal lawn at the side. Dean Clarke enjoys a wonderful setting in historic Southernhay within only moments of all that the city centre has to offer.

In brief...

- AN EXCEPTIONAL QUALITY GROUND FLOOR GRADE II* LISTED APARTMENT PREVIOUSLY USED AS THE SHOWHOME
- BEAUTIFULLY FINISHED AND IMAGINATIVELY DESIGNED, ALSO TASTEFULLY FINISHED
- WONDERFUL LOCATION IN HISTORIC SOUTHERNHAY, LOCATED RIGHT IN THE CITY CENTRE
- ENTRANCE HALL, WELL PROPORTIONED AND SUNNY SITTING/DINING ROOM
- BEAUTIFULLY APPOINTED KITCHEN, STUDY, MEZZANINE 'LIBRARY'
- MASTER BEDROOM WITH FABULOUS EN-SUITE SHOWER ROOM
- SECOND DOUBLE BEDROOM, MAIN BEDROOM
- ALLOCATED PARKING WITHIN SECURE CAR PARK
- CONCIERGE SERVICE
- COMMUNAL GARDEN AND USE OF GYM, LIFT
- REF:DWE05706

In more detail....

We are truly delighted to be able to offer this exceptional ground floor Grade II* Listed apartment which was previously used as the show home and is beautifully appointed, is exceptionally well presented is now being sold complete with the furniture in situ. Completed in 2015, the conversion of Dean Clarke House was described as "bringing Mayfair to Exeter". The ground floor reception area features a concierge service, a unique feature in Exeter and this is where there is a fine communal 'club room' which residents can use in the evenings and at weekends. A communal hall leads along to Apartment 7 which is on the ground floor. The apartment itself has a private entrance hall which is of a good size and has space for a few pieces of furniture and here there is a cupboard which houses the central heating boiler along with the electronic controls for the blinds and the sophisticated lighting system. There is then a most impressive living room which has a high ceiling and a superb tall bay window which enjoys a sunny southerly aspect and directly overlooks the communal lawn at the side. There is a comfortably sized dining area and from here stairs then rise to a raised mezzanine area which would be ideal for use as a 'library' or second study/hobbies room. Leading off the sitting room is a useful study which again overlooks the garden and it also benefits from a useful storage cupboard. A wide opening from the living room then leads into a stylish kitchen/breakfast room which again is a bright and sunny room. This is beautifully appointed with German hand finished units complete with silestone worktops and includes a number of appliances including a Quooker mixer tap for instant boiling water, there is a fridge, separate freezer, oven, microwave, dishwasher, wine cooler, washer/drier and a state of the art induction hob with extractor. There is ample cupboards and drawer storage along with an excellent bar. The two bedrooms both lead off the hallway and both are of a good size. The master bedroom is well appointed with built-in wardrobes and shelved cupboards and there is also a beautiful en-suite shower room. Both of the bedrooms enjoy the same southerly aspect overlooking the communal gardens. In addition the main bathroom has a wonderful freestanding bath, a stylish WC and basin along with unusual textured wall tiling. The residents enjoy the use of a delightful communal garden at the side along with a private secure car park where each apartment has an allocated parking space. There is also a well appointed gym which is available for the residents to use 24 hours a day. Overall, the apartments at Dean Clarke House have to be some of the finest in Exeter and therefore the agents have no hesitation in wholeheartedly recommending this superb apartment.



Bear in mind...

Apartments of this quality are rare to find and certainly the concierge service is unique in Exeter to Dean Clarke House. Southerhay is a prestigious and historic location right in the city centre where the majority of buildings are used as offices apart from two or three which are quality apartments. The location could not be bettered within only moments of Princesshay, the High Street, Cathedral, the Quayside and the many quality bars and restaurants on offer in the city centre including the recently opened Guildhall dining district.

What the owner likes...

"When I chose my apartment at Dean Clarke House I was looking for a safe, secure and peaceful environment and an apartment that offered luxurious living accommodation so when the show home became available I jumped at the chance and even bought it fully furnished"



The location...

This particular apartment is located at the side of the building and enjoys a remarkably peaceful position, overlooking the communal garden to the south. Southernhay is the principal business district in the city centre with many fine Georgian buildings grouped around a central green and just two or three buildings now used for quality apartments, making this now a first class residential address. Dean Clarke House is within only moments of the medieval Cathedral and the Cathedral Green with its restaurants and boutiques, with the first class shopping facilities of Princesshay as well as the High Street also within the vicinity. In addition the Quayside which has a further choice of bars and cafes is within an easy walk and this is where there are opportunities for water sports as well as walks and cycle routes along both the river and the canal. All three hospitals are within a short distance as is St Lukes and the rapidly expanding main university campus. The mainline rail stations as well as the bus and coach stations are equally accessible whilst Exeter International Airport is within just a few miles to the East of the city.

DIRECTIONS

If walking from the High Street the simplest route is to take St Martins Lane (opposite Marks and Spencer), passing the Cathedral and then arriving in Southernhay where you need to crossover to Southernhay East, bearing right and Dean Clarke House will then be found on the left hand side just before you reach Magdalen Street.



Room sizes



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front door to:

Entrance Hall

Sitting/Dining Room:

26' 4" into bay x 10' 8" (8.03m x 3.26m)

Kitchen/Breakfast Room:

11' 5" x 11' 2" (3.48m x 3.40m)

Study:

14' 5" x 4' 10" (4.39m x 1.47m)

Mezzanine 'Library':

16' 6" max. x 4' 10" (5.03m x 1.47m)

Bedroom 1:

18' 5" into wardrobe recess x 13' 0" (5.61m x 3.97m)

En-Suite Shower Room

Bedroom 2:

9' 0" x 11' 2" (2.75m x 3.40m)

Bathroom

Outside

Communal lawned garden
Allocated parking space

NOTES

Leasehold: Expires 2213

Ground Rent: £250 per annum

Service Charge: £898.44 half yearly
(Correct as at 21 April 2017).



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