



1 Fountain Court Mount Dinham Court, Exeter, EX4 4FX
Price Guide £300,000


FRANCIS LOUIS
Residential

A beautifully presented two-bedroom, two-bathroom ground floor apartment set within the iconic Fountain Court development in the heart of Exeter. Offering almost 700 sq ft of elegant accommodation, this exceptional home blends contemporary living with the rich architectural heritage of one of the city's most impressive landmark buildings.

Originally part of the former Victorian Exeter Theological College, Fountain Court is admired for its striking red-brick façade, stone mullioned windows, landscaped grounds and its prominent position beside the historic St Luke's campus. Converted in recent years into a premium residential scheme, the development provides a rare combination of architectural grandeur and modern luxury—just moments from the vibrant city centre.

Inside, the apartment benefits from high ceilings and large statement windows, creating bright, airy and beautifully proportioned rooms. The spacious open-plan kitchen/living area is an outstanding social space, featuring contemporary cabinetry, integrated appliances and generous room for dining and relaxation. Both double bedrooms are well-sized and enjoy views over the immaculate green in front of the building. The property further benefits from two stylish bathrooms—one with a bath and shower, the other with a large walk-in shower—making it ideal for homeowners, sharers or visiting guests.

One of the major advantages of this property is its secure underground parking space, a rare and highly sought-after asset in central Exeter. This, combined with the peaceful landscaped grounds and private feel of the development, offers an excellent lifestyle balance.

The location is exceptional: a short walk to Exeter High Street, Princesshay, the University, both mainline train stations, and the river and quay. Fountain Court provides an oasis of calm whilst keeping everything the city offers within easy reach.



Overview

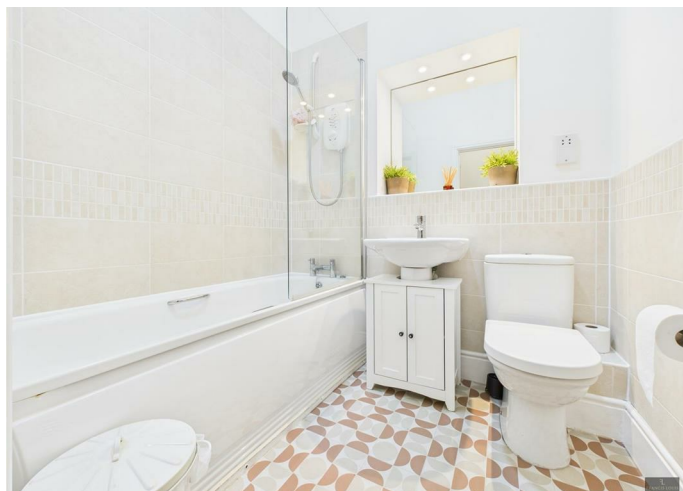
Situated within one of Exeter's most architecturally admired landmark buildings, this exceptional two-bedroom, two-bathroom ground floor apartment offers a unique blend of heritage, character, and contemporary living. Set within the prestigious Fountain Court development, the home provides spacious, beautifully finished accommodation with tall ceilings, large period-style windows and access to secure underground parking – a rare benefit in central Exeter.

With landscaped communal grounds, a quiet and exclusive position, and immediate access to the city's shops, cafes, transport links and university, this superb apartment presents an outstanding lifestyle opportunity.

History of Fountain Court

Fountain Court forms part of the historic Victorian Exeter Theological College, a grand collection of Gothic-inspired buildings constructed in the mid-19th century. Crafted from red brick with ashlar stone detailing, steep gables and mullioned windows, the building originally served as a centre of ecclesiastical education and academic excellence.

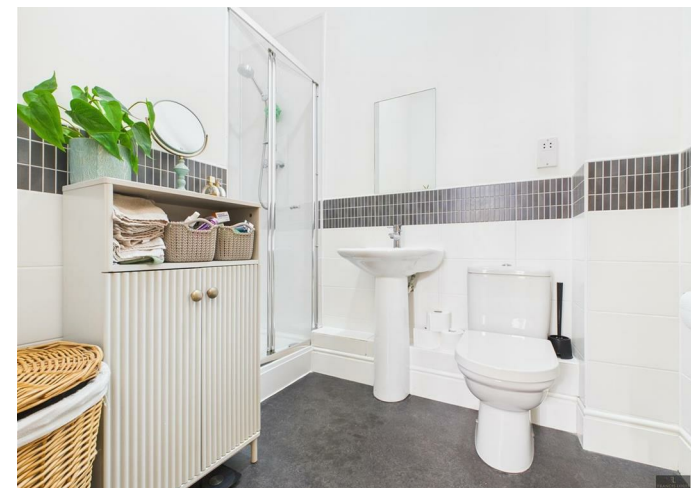
Following a meticulous and sensitive conversion, the development now stands as one of Exeter's most impressive residential schemes. Its history is celebrated through retained architectural features, generous proportions, and a sense of grandeur seldom found in modern apartments. Residents benefit from the prestige of living within a landmark building while enjoying every comfort of contemporary design.



Accommodation

The apartment opens into a welcoming hallway that immediately showcases the height and scale of the property. Light pours in from the large surrounding windows, creating an elegant sense of space that continues throughout the home. The heart of the property is the expansive open-plan kitchen, dining and living area, where modern fittings sit harmoniously alongside the building's impressive original proportions. The kitchen is contemporary and streamlined, complete with integrated appliances and ample worktop space, while the living and dining area provides a calm, comfortable environment for relaxing or entertaining. The blend of modern design and period architecture gives the room a truly distinctive feel.

Both bedrooms are well-proportioned doubles, each benefiting from the tall ceilings and large windows that define the apartment. The principal bedroom offers an inviting and peaceful retreat, while the second bedroom is equally generous and adapts well as a guest room, workspace or second main bedroom. The property also enjoys two stylishly finished bathrooms: one featuring a full-sized bath with overhead shower, and the other offering a spacious walk-in shower and contemporary suite. This two-bathroom arrangement provides added flexibility and privacy for both residents and visitors.





Grounds & Parking

Residents at Fountain Court enjoy beautifully maintained communal lawns and landscaped pathways that complement the impressive architecture of the building. Despite the central position, the grounds feel peaceful and secluded, giving the development an exclusive atmosphere. A significant advantage of this particular apartment is its secure underground parking space — a rare and highly desirable feature in such a central location, ensuring convenience for daily living and enhancing long-term value.

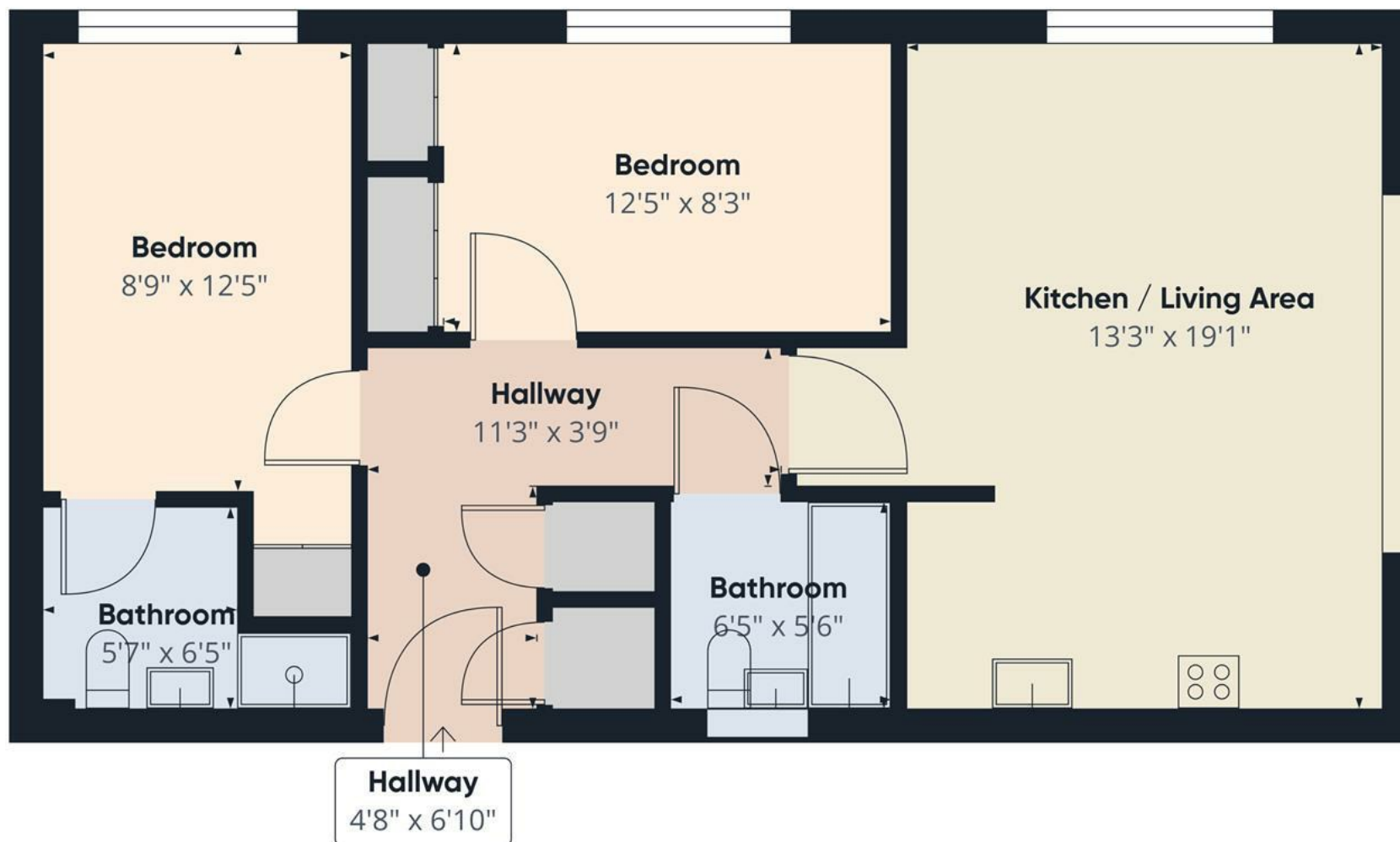
Location

Fountain Court occupies a prime position in central Exeter, placing an extensive range of amenities within comfortable walking distance. The High Street, Princesshay shopping centre, the University of Exeter, both Exeter Central and St David's train stations, the RD&E hospital and the Quayside are all easily accessible. The development manages to offer tranquility and privacy while keeping the energy and convenience of the city close at hand, making it one of Exeter's most desirable and lifestyle-friendly addresses.

Lease

There is 182 years left on the lease, the yearly service charge is circa £546 and the annual insurance is circa £360.





Approximate total area⁽¹⁾
697 ft²

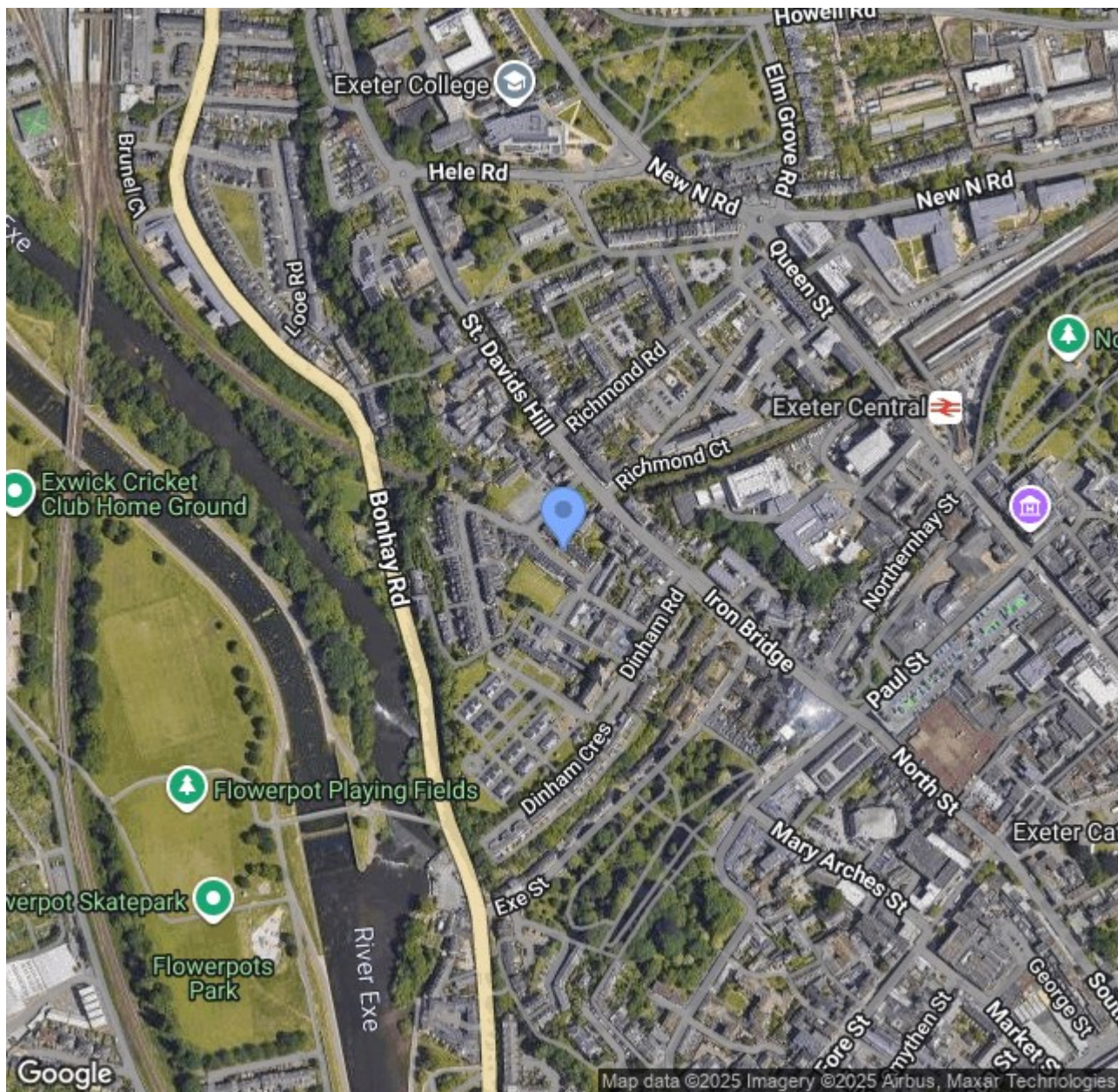
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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- Beautifully presented ground floor apartment in one of Exeter's most iconic historic buildings
- Two generous double bedrooms with high ceilings and large windows
- Two modern bathrooms – one with full bath and shower, one with large walk-in shower
- Impressive open-plan kitchen, dining and living space with contemporary finish
- Located within the prestigious Fountain Court conversion, part of the former Exeter Theological College
- Secure underground parking space, a rare and valuable asset in central Exeter
- Positioned within easy reach of Exeter High Street, Princesshay, the University, both train stations, the RD&E and the Quayside
- Offers the perfect combination of heritage character and modern living convenience
- Ideal for professionals, downsizers, investors or those seeking a premium city base
- Excellent long-term investment potential in one of Exeter's most desirable developments

Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
 t. 01392 243077 | e. info@francisloUIS.co.uk | www.propertysoftwaregroup.com