



1, The Chapel

1, The Chapel, Lower Coombe Street, Exeter, EX1 1DX



Exeter Quay - 1 minute walk, Exeter Cathedral - 9 minute walk

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A beautiful 4 bedroom modernised converted chapel, with a spectacular sun-terrace overlooking the quay, river and estuary.

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- City centre & waterside location
- 4 bedrooms
- Sun terrace
- Courtyard garden
- Open plan living
- Spectacular views
- No onward chain
- EPC - B
- Council tax band - F
- Freehold

Guide Price £695,000



### Situation

1, The Chapel is located in the heart of Exeter Quayside, in one of the most impressive locations in the area, just a short walk down to the Quay are an array of independent shops and restaurants that service the area, as well as within a short stroll of the beautiful estuary walks.

A short walk takes you into the Cathedral and city centre, with the Princesshay shopping centre and plenty of other shops and restaurants as well as the historic sites that the city offers. Exeter has good transport links including Exeter airport and the M5 motorway and 2 mainline train stations with great connections and a direct line to Waterloo & Paddington.

### Description

A beautiful 4 bedroom converted chapel, with a spectacular sun-terrace overlooking the quay, river and estuary. Formerly a Methodist chapel dating back to 1902, the conversion was completed in 2020 and now provides modern and stylish accommodation whilst still retaining an appreciation of its more historic features. Located within the heart of historic Exeter Quayside, the property is finished to an incredibly high standard throughout.

### Accommodation

Entering the property, there is an impressive entrance hall and staircase with an area for coats, and on the right a ground floor WC. Straight ahead you enter the open plan living/diner/kitchen, a room with high ceilings creating a light and airy living space. French windows lead to the courtyard terrace and views

out over the countryside beyond.

The staircase leads up to the first-floor landings with the three remaining bedrooms on this floor. Bedroom 1 & 2 both have ensuite shower rooms, and there is a further family bathroom and linen cupboard on this floor.

A further staircase leads up to a useful storage cupboard and a plantroom for the MVHR before opening into the south facing rooftop terrace. This offers stunning views out over the city, the quay and the countryside beyond, and is extremely private.

The property has been converted with modern, eco efficient living in mind and is under CML insurance warranty until 2030. There is MVHR (mechanical ventilation and heat recovery), with retained masonry cavity walls and triple glazing windows throughout resulting in an EPC band B.

### Services

Mains water, electric, gas and drainage.

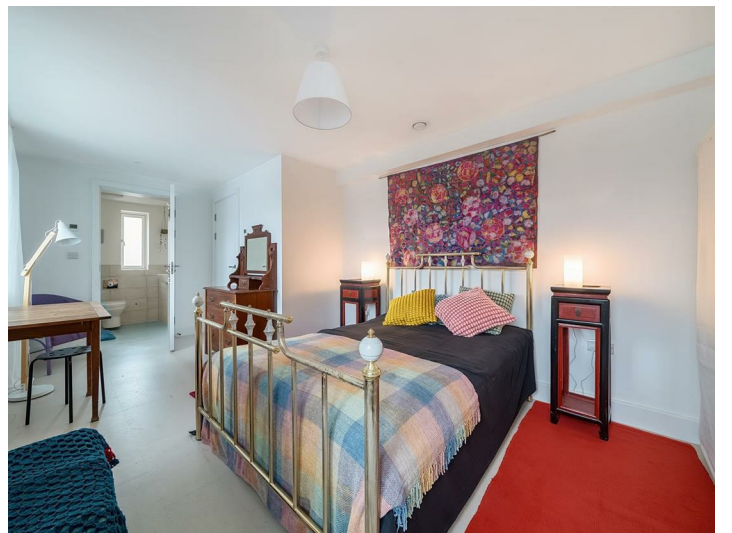
Virgin Media.

Gas fired central heating and underfloor heating throughout ground and first floors.

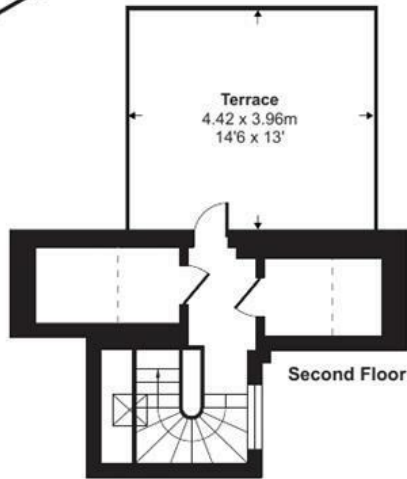
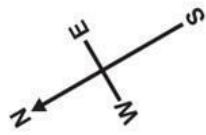
### Directions

Please meet in the Stags Office, 21 Southernhay West, EX1 1PR.

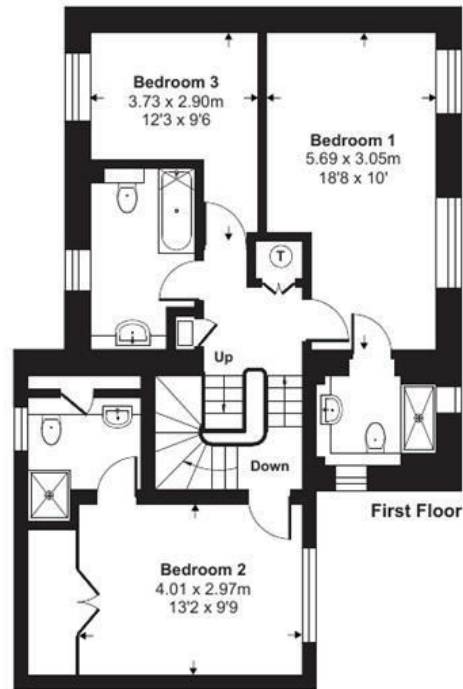
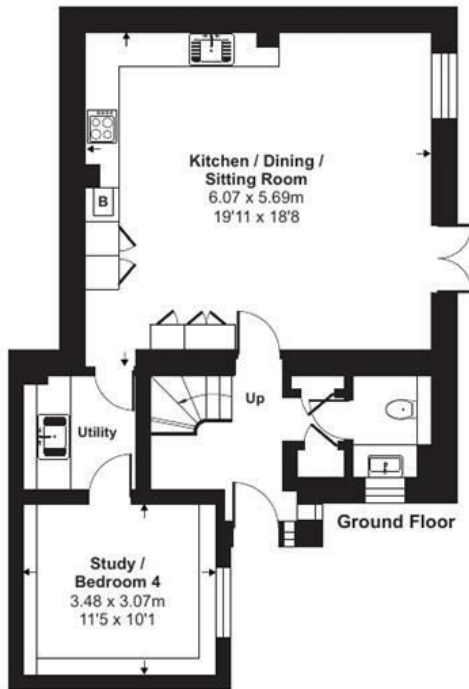




Approximate Area = 1533 sq ft / 142.4 sq m  
 Limited Use Area(s) = 73 sq ft / 6.8 sq m  
 Total = 1606 sq ft / 149.2 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1081611

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	(81-83) B	82	89
(69-80) C	(49-68) D		
(29-68) E	(13-48) F		
(1-28) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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