



3, Dean Clarke House





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Southernhay East, Exeter, EX1 1AP

A prestigious Grade II\* Listed imposing Georgian building in the heart of Exeter as home to the Royal Devon and Exeter Hospital, now transformed to one of Exeter's most desirable addresses for luxury apartments.

- No onward chain
- City Centre location
- Gym access and private dining room
- Communal Gardens
- Council Tax Band - E
- Concierge service
- Allocated parking space and dedicated electric car charging point
- Modern finish throughout
- Leasehold
- EPC - C

Guide Price £500,000

## SITUATION

Dean Clarke House is located in Southernhay, a leafy area with central gardens and many historic Georgian buildings, in the heart of the city centre. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.



## DESCRIPTION

Dean Clarke House is a prestigious Grade II\* Listed imposing Georgian building in the heart of Exeter. Built in 1741 as home to the Royal Devon and Exeter Hospital, now transformed to one of Exeter's most desirable addresses for luxury apartments. The stylish building hosts a concierge service, residents gym, residents Club Room and communal gardens. This particular apartment is on the lower ground floor offering spacious accommodation including 3 bedrooms, sitting room, dining area, kitchen, shower room and master en suite bathroom. The apartment has an allocated parking space.

## ACCOMMODATION

The entrance hall to the apartment provides a contemporary shower room arranged with a shower cubicle, wc and basin. The open plan living area has engineered oak flooring incorporating the sitting room, dining area and kitchen. The stylish System Six kitchen provides an array of matching base and wall units with integrated appliances including an induction hob, oven, dishwasher and fridge/freezer. The master bedroom has a collection of fitted wardrobes and wonderful and spacious en suite providing a claw foot bath, twin basins, wc and shower cubicle. The apartment provides 2 further bedrooms.

## SERVICES

All mains connected. Underfloor heating. Home automation system to control the apartments ambience. Allocated parking space and a dedicated electric car charging point.

## GYM AND DINING FACILITIES

Dean Clarke House has its own private Gym for the residents use, along with a Private Dining Room.

## OUTSIDE

Communal gardens are located to the rear of Dean Clarke House which connect with the gated car park where this apartment has one allocated space.

## LEASEHOLD

The apartment is Leasehold with a 198 year Term from 18th December 2015 till 1st January 2213.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1221 sq ft / 113.4 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). GridEcom 2024. Produced for Stags. REF: 1177308

**RICS Certified Property Measurer**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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