



10 Cowley Place



STAGS

10 Cowley Place

Cowley, Exeter, Devon EX5 5DG

Waitrose, Marks and Spencer and John Lewis 3 miles; M5 (J29 and J31) 6 miles; Topsham 7 miles.

A recently refurbished 2 bedroom apartment within communal grounds extending to 10.8 acres, just 3 miles from central Exeter

- Recently refurbished apartment
- Spacious sitting room
- Communal tennis court and indoor heated swimming pool
- Communal grounds of 10.8 acres
- Council tax band: E
- 2 double bedrooms
- Garage, allocated parking space and visitors parking
- Separate kitchen/breakfast room
- Leasehold: 999 years from 25 February 1998
- EPC: C

Guide Price £275,000

SITUATION

Cowley is to the north of Exeter on the edge of the beautiful mid Devon countryside, perfectly positioned to take advantage of the rural surroundings, whilst being just three miles from the city centre. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well-served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.



DESCRIPTION

Cowley Place is a handsome Grade II Listed residence dating from the late 18th century. Originally built as a private residence for William Jackson, it became the headquarters for a national bank before being divided into fourteen dwellings in the 1990s. No.10 is a part of a 20th century wing and has been thoughtfully refurbished by the present owners. The property is approached through a separate communal hallway, and has many features to reflect the character of the main house including ornate ceiling corning, dado and picture rails.

Accessed from a communal hallway, with secure entry system and steps to lower ground floor communal hallway with external door. The entrance hall has built-in shelved storage cupboards. The spacious sitting room has glazed doors and sash windows overlooking the gardens with coal-effect electric fire and marble surround. The kitchen has plenty of matching units, a tiled splashback, roll edge work surfaces, integrated appliances and ample space for a dining table. There are two double bedrooms; the principal suite includes an ensuite bathroom, whilst the second bedroom is a good size. There is a separate shower room.

GROUNDS

The communal grounds are a beautiful feature of Cowley Place, being available exclusively for the private use of residents. The grounds mainly comprise well-maintained parkland and wooded areas, with the River Creedy flowing along the boundary of the perimeter and merging with the Exe. Lawned gardens run down to the river and a number of paths run through the grounds creating some wonderful walks. The grounds extend to approximately 10.8 acres, including fishing rights on both the Exe and the Creedy. In addition to the grounds, there is an indoor heated swimming pool, a games room and a tennis court.

TENURE

The property is sold with the benefit of a 999 year lease which commenced in 1996, with a proportionate part-share of the freehold and in-house management – Cowley Place Management Limited. The service charge is currently £1100 per quarter and includes maintenance of the building, grounds and swimming pool running costs.

SERVICES

Mains electricity, water and gas. Private drainage.

PARKING

The property has a single garage along with an allocated parking space and further visitor parking.

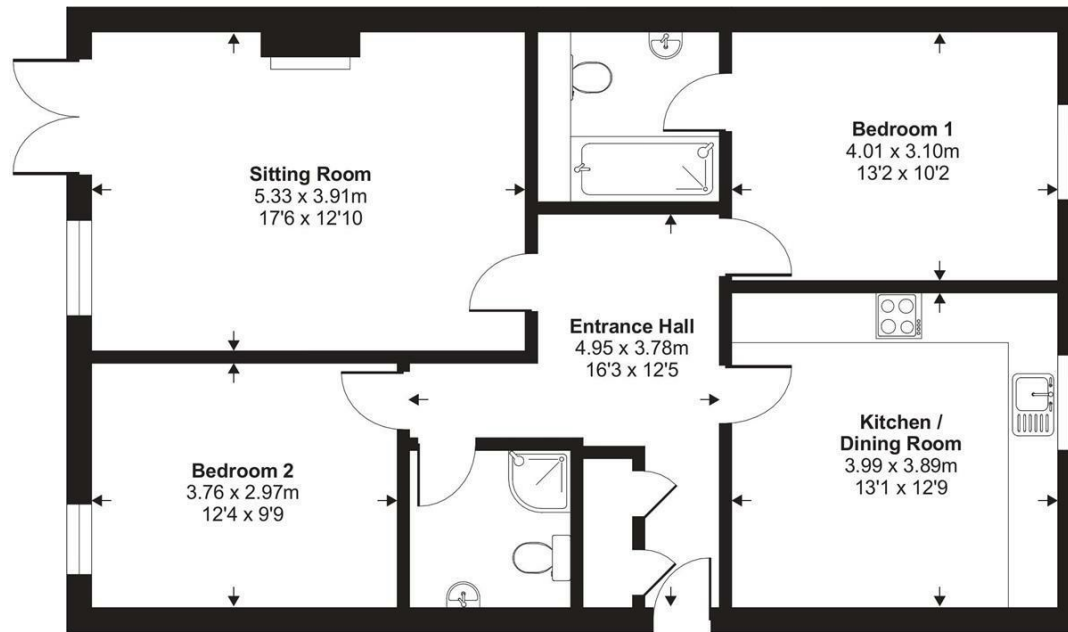
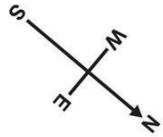
DIRECTIONS

From Exeter take the A377 signposted Crediton at Cowley Bridge roundabout. After quarter of a mile turn right, signposted Upton Pyne and Brampford Speke, and the entrance to Cowley Place is on the right. Follow the drive into the visitors car park and the entrance to No.10 is straight ahead.



Approximate Area = 903 sq ft / 83.9 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1233874

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C	77	77
(34-48) D		
(19-33) E		
(9-18) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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