



16 Palace Gate



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Exeter, Devon, EX1 1JA

Exeter Cathedral (0.1 Miles), Exeter Quay (0.2 Miles)

A rare opportunity to own a beautifully preserved Grade II listed townhouse in the heart of Exeter, brimming with character and modern comfort.

- Grade II listed
- Flexible accommodation
- City centre location
- Two en-suite + family bathroom
- Freehold
- Period features
- 4/5 double bedrooms
- Three reception rooms
- EPC: Exempt
- Council tax band: E

Asking Price £650,000

SITUATION

Palace Gate is superbly located in the heart of Exeter city centre, just a stone's throw from the iconic Exeter Cathedral and the popular Princesshay shopping district. The property benefits from excellent access to a wide range of amenities, including independent cafes, restaurants, cultural attractions, and high street shops. Exeter Central and St David's railway stations are both within easy reach, providing direct links to London and beyond. The area is also well-served by local bus routes and is within walking distance of the University of Exeter and the city's beautiful historic quayside.

DESCRIPTION

Set in the heart of Exeter's historic city centre, this stunning Grade II listed end-of-terrace townhouse offers a rare combination of space, character, and charm. Arranged over four floors, 16 Palace Gate boasts 4/5 generous double bedrooms, including two with en-suite facilities, as well as a stylish family bathroom. The property is rich in period detail, with multiple wood-burning stoves, exposed beams, and original features that reflect its heritage.



ACCOMMODATION

The property is thoughtfully arranged over four floors, offering a versatile layout. On the lower ground floor, you'll find a spacious and well-appointed kitchen/dining room featuring a range of fitted units, polished stone worktops, and integrated appliances, along with a convenient W/C and separate utility space. The ground floor, accessed via the front door and entrance hallway, includes a more formal dining room and a generous double bedroom with an en-suite shower room which is ideal for guests. The first floor hosts an impressive sitting room, filled with natural light from two large sash windows, as well as a further double bedroom with en-suite. On the top floor, there are two additional double bedrooms which share a beautifully finished Jack and Jill bathroom, creating a practical and comfortable arrangement.

OUTSIDE

At the rear of the property is a small, fully enclosed courtyard garden which is a private and peaceful spot, perfect for outdoor dining and relaxing.

SERVICES

Utilities: Mains electric, mains water, telephone and broadband
Drainage: Mains drainage
Heating: Mains Gas
Tenure: Freehold
Council tax band: E
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

DIRECTIONS

From Exeter Cathedral, walk down Deanery Place. The road bends left, then right, becoming Palace Gate, where No. 16 is the first house on your left.

AGENTS NOTE

The vendor has advised that there are some historic covenants on the property. Please speak to agent for further details



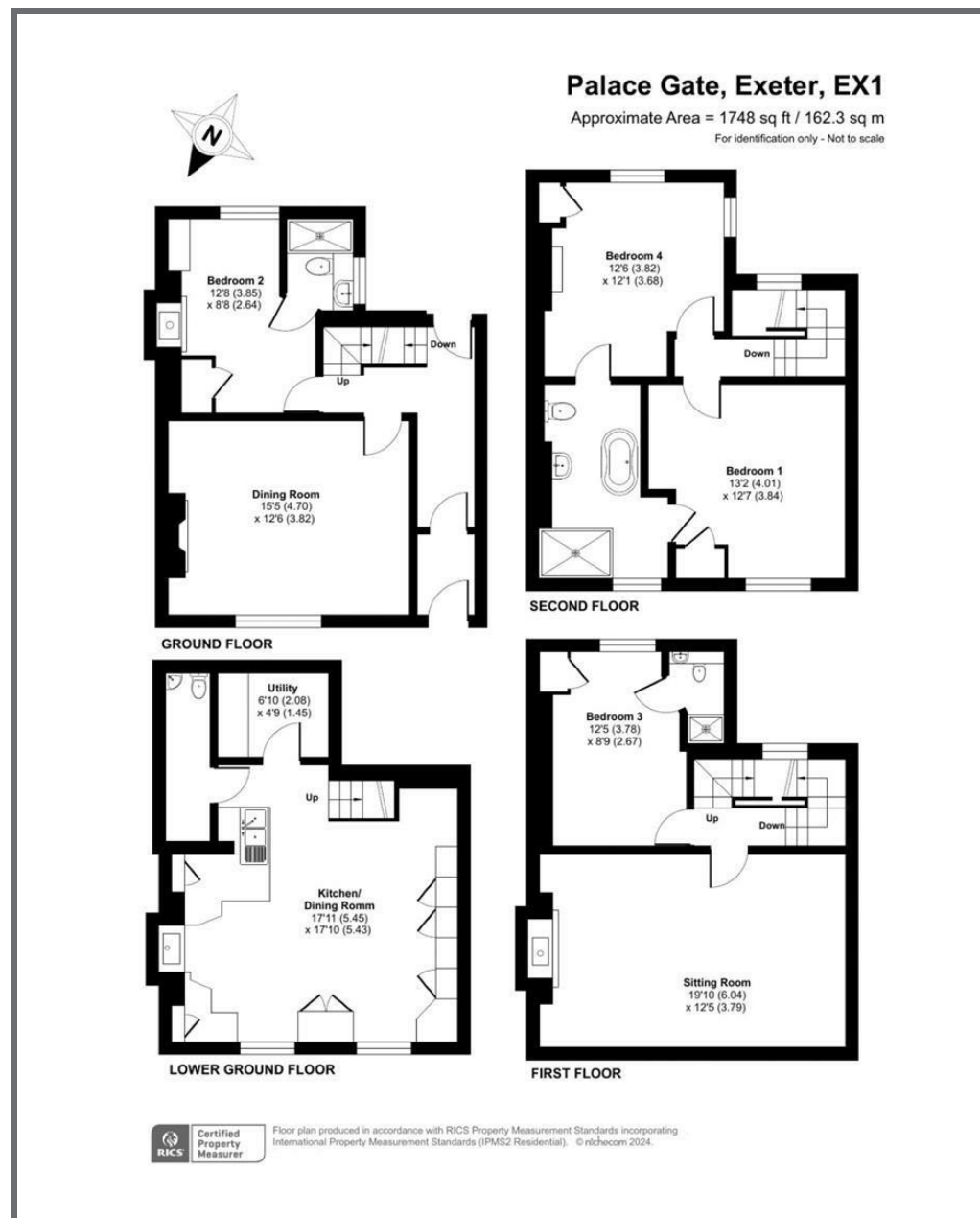
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