

Friary Court

Bedford Street, Exeter



Friary Court

Flat 11, 22 Bedford Street, Exeter EX1 1GD

A stylish duplex apartment in
Exeter city centre with magnificent
views of the cathedral.

Exeter City Centre 0.0 miles, Exeter Central Station 0.4 miles,
Exeter St Thomas Station 0.9 miles, Exeter St David's Station 1.8 miles
Exeter International Airport 4.8 miles, Exmouth Town 12.7 miles, Sidmouth Beach 15.1 miles,
Teignmouth Beach 15.8 miles. (All distances quoted are approximate).

Amenities

2 bedrooms (1 en suite) | Shower room

Entrance hall | Sitting/Dining room | Kitchen | Sun terrace

Allocated parking



Exeter

19 Southernhay East, Exeter
EX1 1QD

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Situation

Friary Court is set in a highly sought-after position with the shops, bars and restaurants of Exeter city centre right on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School. The world renowned University of Exeter is also just a mile from the property.

Description

A stunning apartment, arranged over two levels of this modern development. The apartment features stylish, light living accommodation with an open-plan layout, plus two double bedrooms and a roof terrace with stunning cathedral views.

The apartment building has a secure communal entrance, while the apartment has a video intercom system. The building has lifts providing access to the upper levels, as well as to the communal roof garden.



The main reception room is on the upper level, with a well-proportioned sitting and dining room and a stylish, contemporary kitchen, with integrated appliances and black granite worktops. The sitting area has wooden flooring and space for a seating area and a dining table, and connects to the wonderful south-facing roof terrace with full-height sliding glass doors, which open up the entire wall to bring the outside in.

The lower level has a welcoming entrance hall with useful storage space in built-in cupboards. The two bedrooms are also found on the lower level, and both are comfortable doubles with fitted storage. The master bedroom has an en suite bathroom, with an over-bath shower, heated towel rail,

pedestal washbasin and low level WC, while sliding glass doors lead to a Juliet balcony, also boasting superb views across the city centre and cathedral area. There is also an additional shower room.

Gardens and Grounds

The south-facing roof terrace is a spacious 15ft by 14ft, and provides plenty of space for outdoor seating and al fresco dining and there are communal roof gardens with magnificent views of the cathedral. The property also features an allocated parking space accessed via Church Street.

Services

Mains electricity, water and drainage. Gas central heating.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.

Tel: 01392 277 888. www.exeter.gov.uk

Tenure

TBC





Tax Band

D,

£1,909.39

EPC Rating

C

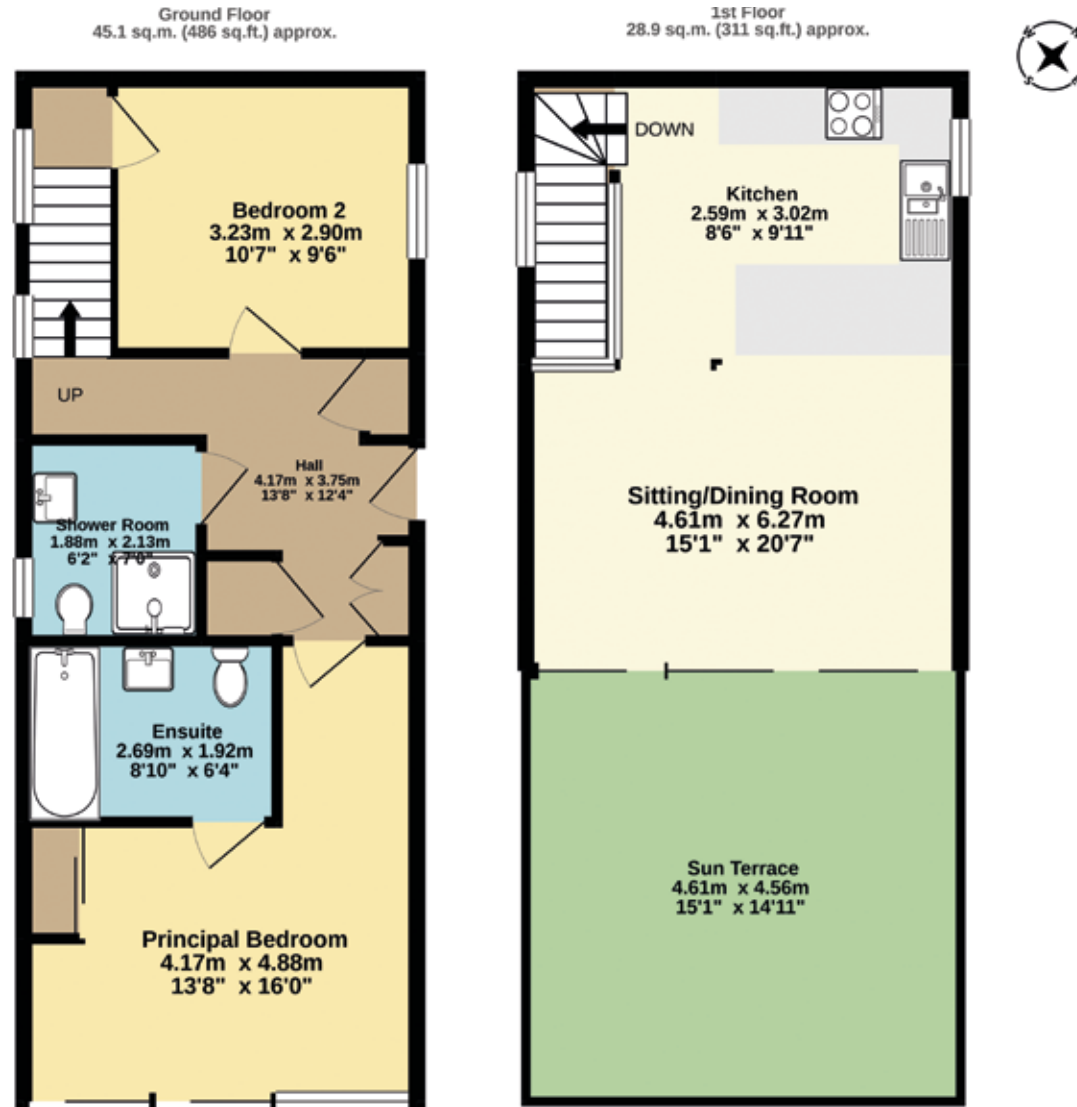
Directions (EX1 IGD)

Head south on Southernhay East and turn right onto Barnfield Road. Continuing straight ahead on foot, onto the pedestrianized area, and Friary Court will be on your left-hand side.

Approximate Gross Internal Floor Area

796 sq ft /74 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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