



Southernhay East, Exeter



A beautifully presented
three bedroom apartment in a
desirable central Exeter location
with its own private entrance.

Summary of accommodation

Ground Floor: Private front entrance leading into hallway with stairs to the first floor

First Floor: Sitting room | Kitchen/dining room

Second Floor: Principal bedroom with dressing room and en suite bathroom

Two further bedrooms | Shower room

Allocated private car parking space

Distances

Exeter city centre 0.1 miles, Exeter St. David's station 1.4 miles

(2 hours to London Paddington), M5 (Jct 29) 3.4 miles,

Exeter Airport 5.0 miles (1 hour to London City Airport)

(All distances and times are approximate)





Location

Southernhay East is set in a highly sought-after position in the centre of Exeter, just moments from the historic cathedral. The shops, bars and restaurants of the city centre are right on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

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.

The property

This stylish three bedroom apartment occupies the first and second levels of a handsome period townhouse in the heart of Exeter. The property presents comfortable, airy living space with high-quality contemporary fittings.

The main reception room is the first floor sitting room, which features wooden flooring and an ornate fireplace, and welcomes plenty of natural light through two large sash windows. The first floor also has a well-proportioned kitchen and dining room, which adjoins the sitting room in a semi open-plan layout and features shaker-style units to base and wall level, as well as integrated appliances.

On the second floor there are three generously proportioned double bedrooms, all of which are carpeted and include recessed LED lighting. The principal bedroom benefits from its own dressing room with built-in storage, as well as an en suite bathroom with contemporary fittings and an over-bath shower. The second floor also has a shower room with a corner shower unit.

Garden and grounds

The house has an attractive garden at the front, which includes box hedging and a tiled pathway leading to the covered entrance. On-street parking is available along Southernhay East while opposite the property there is a long green with various mature trees, separating Southernhay East from Southernhay West. Private allocated parking space at the rear of the building.





Services

Gas central heating, mains water.

Directions (Postcode EX1 1PE)

what3words ///nights.newest.sport

Property information

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax: Band F

EPC Rating: C

Guide Price: £650,000

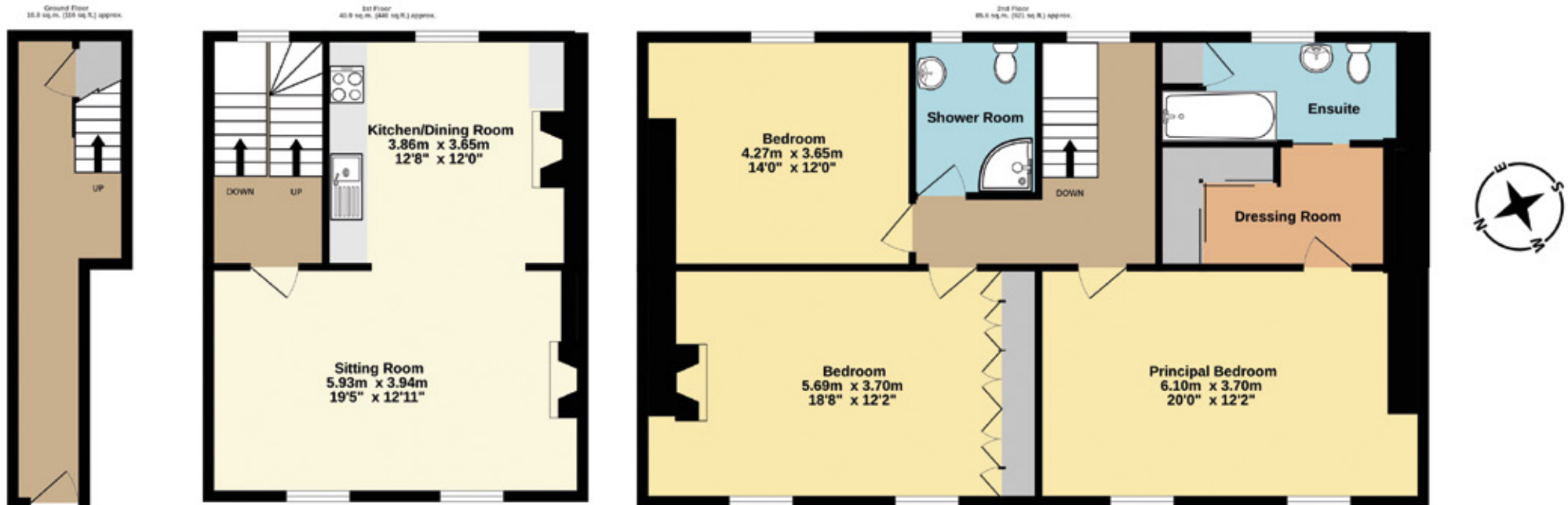


Approximate Gross Internal Floor Area

137.3 sq m (1478 sq ft)

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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I would be delighted to tell you more

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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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Particulars dated August 2023. Photographs and videos dated August 2023.

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