



Dean Clarke House, Southernhay East, Exeter



An attractive **contemporary** two bedroom apartment in a sought-after central Exeter building.

Summary of accommodation

First Floor: Sitting room | Kitchen/dining room | Principal bedroom with dressing room and en suite shower room | One further bedroom with dressing area | Bathroom | Concierge gym

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.



Please note, the furniture in this image has been virtually staged.



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 stylishly appointed two-bedroom apartment offers clean, neutral accommodation and high-quality, contemporary fittings throughout.

The main reception room is the 21ft sitting room, which has wooden flooring and a dual southwest-facing aspect, welcoming plenty of natural light and affording far-reaching views across the city. Adjoining the sitting room in a semi open-plan layout is the well-proportioned kitchen and dining room.

This high-ceilinged living and dining space offers modern fitted kitchen units and integrated appliances, including an induction hob and a double oven. There is also space for a large family dining table.

There are two well-presented double bedrooms, including the generous principal bedroom which has a dressing room with built-in storage and a luxury en suite shower room. The second bedroom includes its own dressing area.

Additionally, there is a family bathroom with a contemporary freestanding bathtub. Both the bathroom and the en suite shower room have attractive styling and modern suites, including low-level WCs, pedestal washbasins and heated chrome towel rails.

Garden and grounds

Dean Clarke House has well-maintained communal gardens to the rear, with immaculate lawns, seating areas and various shrubs and hedgerows. There is also secure parking at the rear, with allocated spaces for each resident.

Services

Main water and electricity.

Directions

Postcode: EX1 1AP

what3words: ///rate.tinsel.tower

Property information

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax: Band E

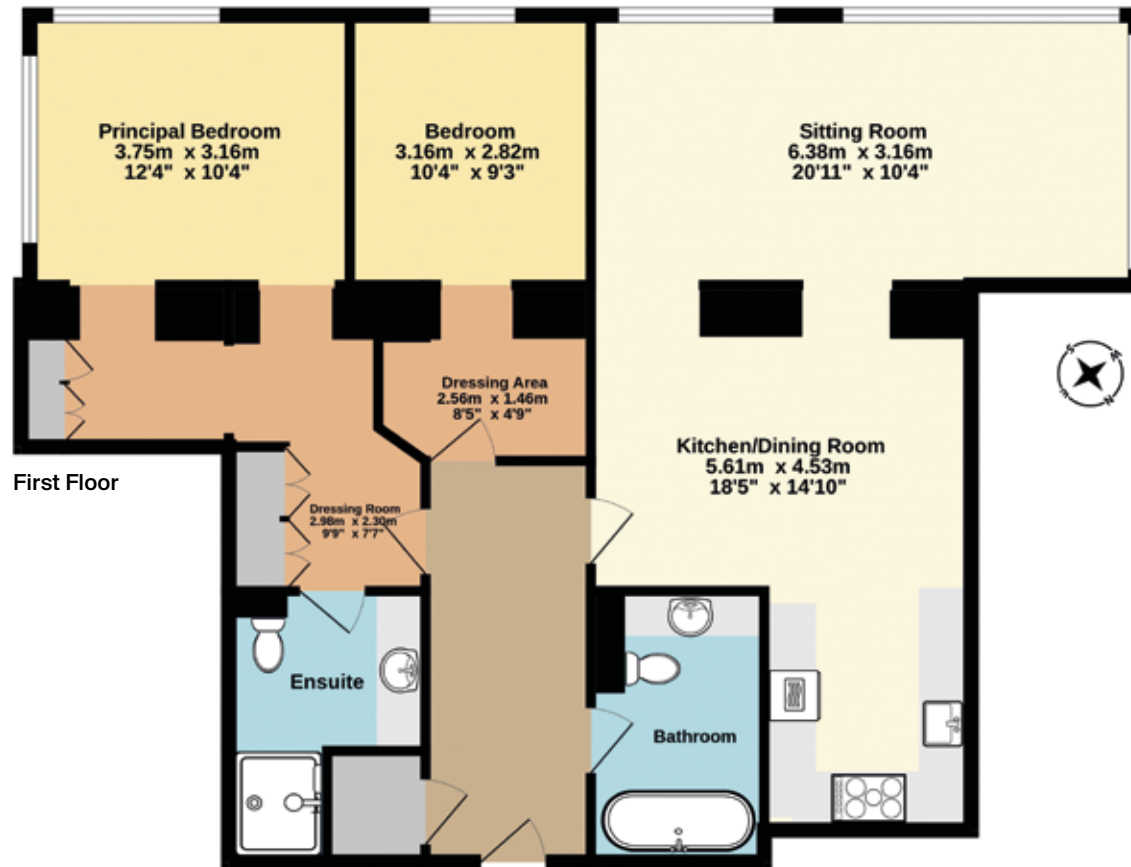
EPC Rating: C

Guide Price: £525,000



Approximate Gross Internal Floor Area
110.0 sq m (1184 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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