



Cathedral Yard, Exeter, Devon

An elegant two bedroom apartment with luxury fittings, beside Exeter's famous Gothic cathedral.

Summary of accommodation

Second Floor: Sitting room/dining room | Kitchen | Cloakroom
Principal bedroom with dressing room and en suite bathroom
One further en suite bedroom

Distances

Exeter city centre 0.0 miles, Exeter St. David's station 1.2 miles
(2 hours to London Paddington), M5 (Jct 29) 3.6 miles
Exeter Airport 5.1 miles (1 hour to London City Airport)
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com



Location

Cathedral Yard is a highly sought-after position in the centre of Exeter, overlooking the stunning, 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

The Chancellery is a beautifully appointed two-bedroom apartment set on the second floor of a handsome period building on Cathedral Yard.

The apartment combines attractive period detailing with clean, neutral décor and impressive contemporary fittings throughout. The main reception room is the 32ft sitting and dining room, with its wooden flooring, elegant lighting and four tall sash windows with splendid cathedral views.

Adjoining the sitting and dining room is the kitchen, with its sleek, modern fitted units, breakfast bar and integrated appliances by Siemens. Together the kitchen and sitting/dining room make a splendid open-plan space in which to relax or entertain.



There are two double bedrooms towards the rear of the apartment, both of which are comfortable and well-presented. The generous principal bedroom has its own dressing room and a large en suite bathroom with high-quality fittings, including a freestanding bathtub and a walk-in shower, as well as dual washbasins. Meanwhile, the second bedroom has an en suite shower room, also with a walk-in shower.

Garden and grounds

The apartment building has pleasant communal hallways and stairwells, with attractive styling and details, as well as an elevator serving all apartments. Outside, the apartment building opens directly onto Cathedral Green with its well-kept lawns.

Directions

Postcode: EX1 1HB

what3words: ///factor.grass.remote

Property information

Tenure: ????????

Local Authority: Exeter City Council

Council Tax: Band G

EPC Rating: B

Guide Price: £900,000

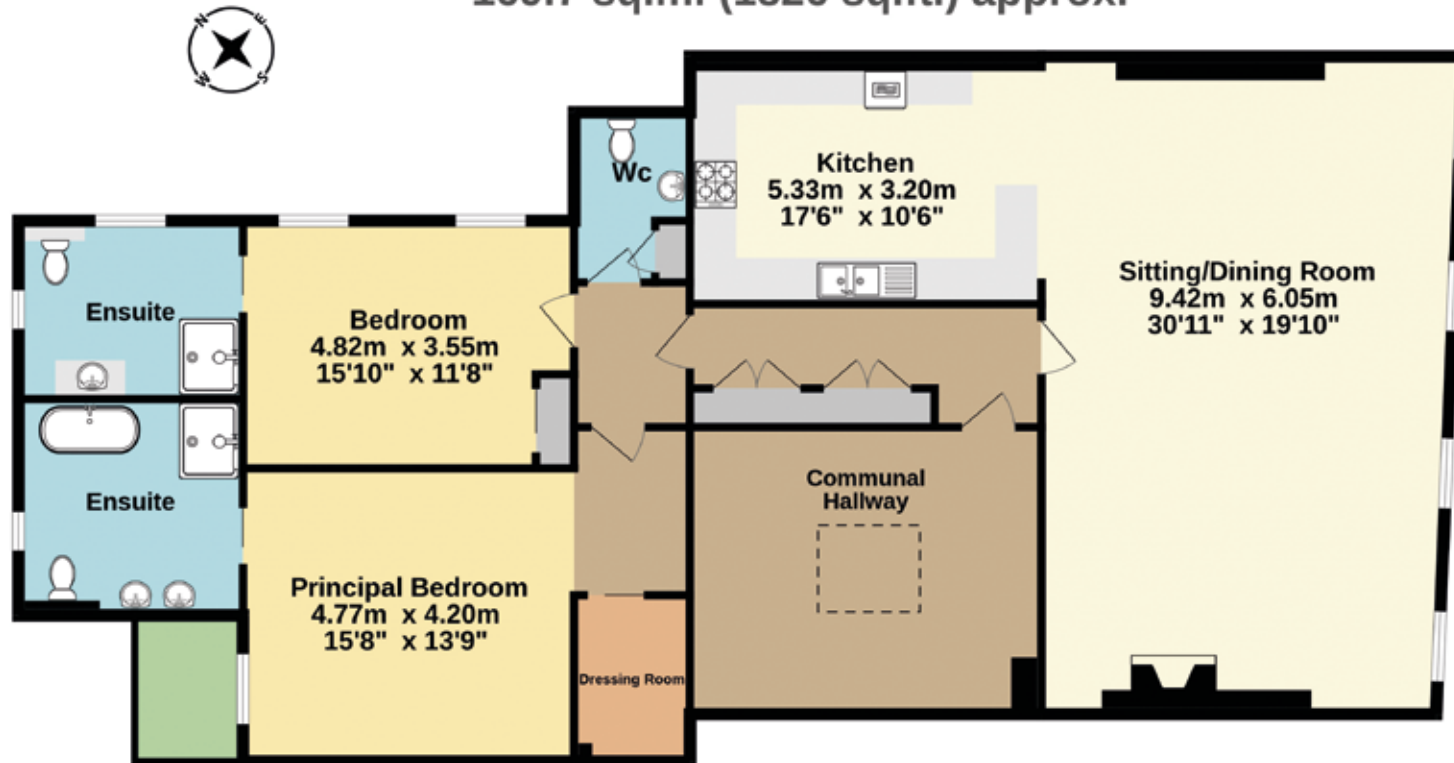
Approximate Gross Internal Floor Area

169.7 sq m (1826 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

2nd Floor 169.7 sq.m. (1826 sq.ft.) approx.



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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