

Cathedral Yard, Exeter, Devon





A stunning two bedroom apartment with a roof terrace and views of Exeter's famous, historic cathedral.

Summary of accommodation

Fourth Floor: Reception room/dining room | Kitchen | Cloakroom | Principal bedroom with en suite bathroom | One further bedroom with en suite

Outside: Roof terrace

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)



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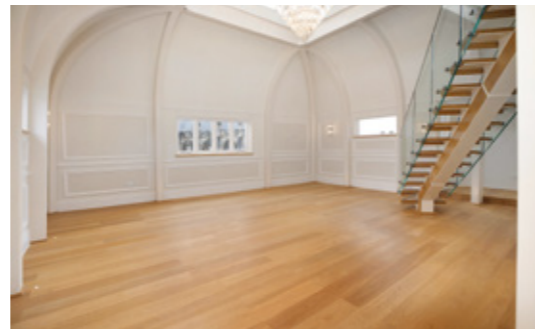


Location

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 Atrium sits on the fourth and fifth floors of this magnificent building in the heart of Exeter, overlooking the city's famous Gothic cathedral. The apartment offers two bedrooms and a combination of impressive contemporary fittings and styling, with several beautiful original details including the beautiful domed atrium.

The main reception room is the sitting and dining room with its stunning domed double-height ceiling and atrium above. The room features elegant original detailing and a beautiful chandelier light fitting overhead. A floating modern staircase leads to the mezzanine level, which opens onto the sunny roof terrace via bi-fold doors.

There is a semi open-plan layout to the main living and entertaining area, with the adjoining kitchen featuring modern fitted units in black and white, as well as integrated appliances. There is also a central island with a breakfast bar.

Additionally, there are two beautifully presented double bedrooms. These include the spacious principal bedroom with its en suite bathroom, which features a freestanding bathtub and a walk-in shower, as well as dual washbasins. The second bedroom is also en suite, with a shower room.

Garden and grounds

The apartment building has elegantly appointed communal hallways and stairwells, with an elevator providing access to all floors. The private roof terrace offers splendid outside space with breathtaking views towards the cathedral and across Exeter's city centre. The apartment building opens directly onto Cathedral Green at the front, with its well-kept public lawns and gardens.





Services

xxx

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: £1,250,000



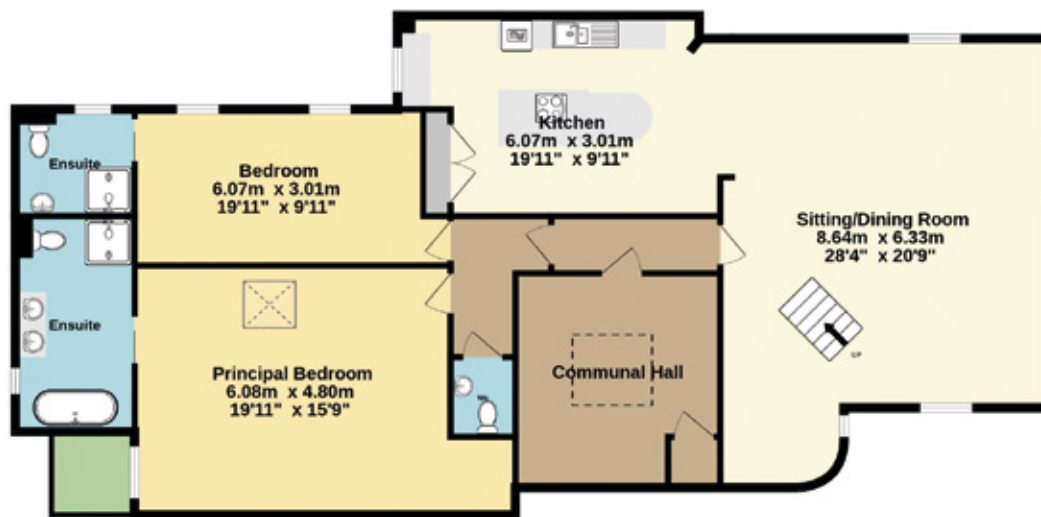
Approximate Gross Internal Floor Area

180.2 sq m (1940 sq ft)

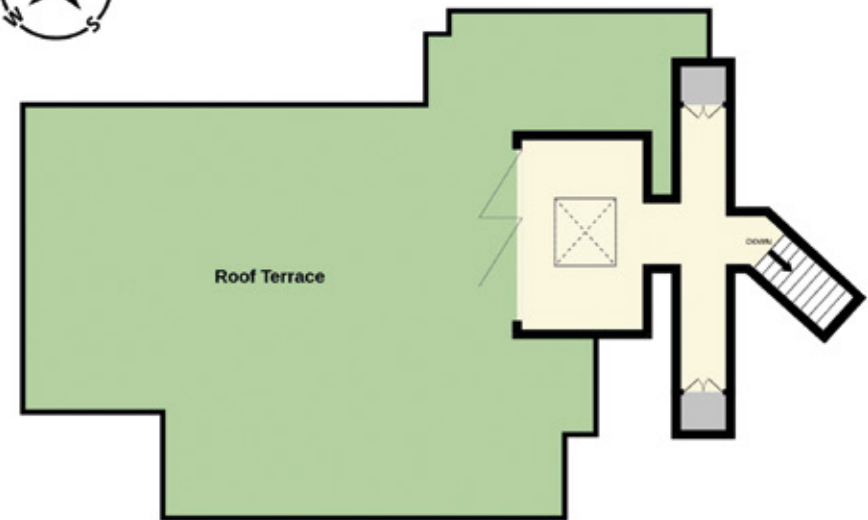
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

4th Floor
159.4 sq.m. (1716 sq.ft.) approx.



5th Floor
20.8 sq.m. (224 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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Particulars dated September 2024. Photographs and videos dated September 2024.

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