



Trinity Court, Southernhay East

A stylishly appointed apartment in a highly sought-after central Exeter location.

This stylish first floor apartment is set in one of Exeter city centre's most sought-after locations, moments from the beautiful cathedral on historic Southernhay, with its attractive green. The apartment itself features clean, neutral décor and high-quality, contemporary fittings, including recessed LED lighting, integrated kitchen appliances and modern bathroom fittings.

The apartment has a well-proportioned, open-plan reception room and kitchen, with wooden flooring and space for a sitting area and a dining area. The kitchen is fitted with white storage units to base and wall level, which provide plenty of storage space, while there is also an integrated oven and induction hob, with an extractor fan.

There is one comfortable double bedroom, which has plenty of storage in fitted wardrobes with sliding doors along one wall. There is also a shower room with dual washbasins, a heated chrome towel rail, a low-level WC and a walk-in shower unit.


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EPC

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Tenure

Leasehold

Local Authority

Exeter City Council



Location

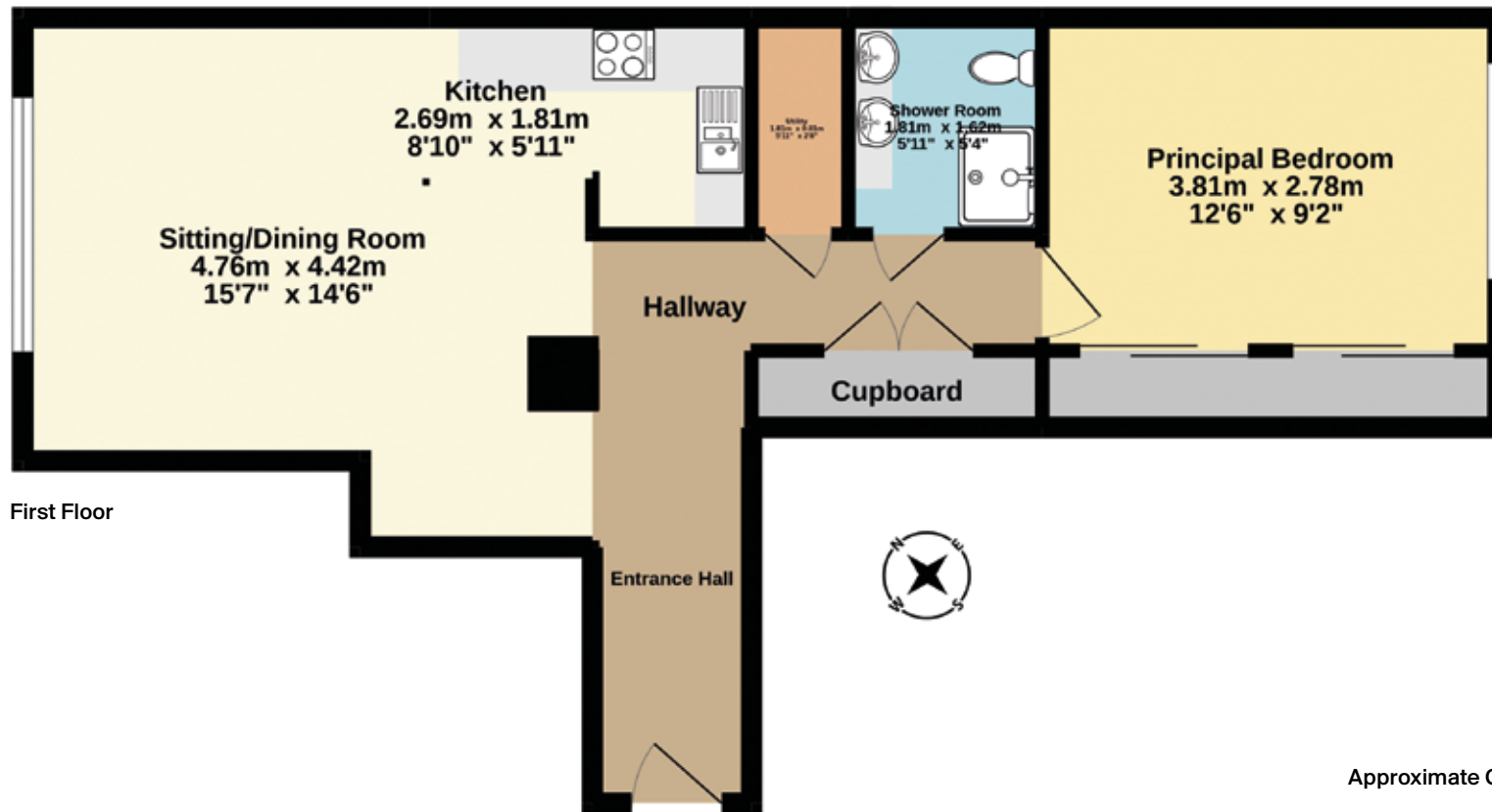
Trinity Court is set in a highly sought-after position in the centre of Exeter, just moments from the historic cathedral. The shops, bars and restaurants of the city centre are right on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there 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.





Approximate Gross Internal Floor Area
549 sq ft / 51 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.

Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Joel Moore
01392 423111
joel.moore@knightfrank.com



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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