



A WONDERFUL CONTEMPORARY TWO BEDROOM APARTMENT

In a beautiful sought-after Grade II* Listed building with communal gardens, gated off street parking and EV charge point.

Summary of accommodation

Secure entrance with concierge | Open plan hi-specification kitchen/dining room | Sitting room | Two bedrooms | Two bathrooms Residents only gym and lounge | Secure parking with EV charging point | Communal gardens

Distances: Exeter St. David's station 1 mile (2 hours to London Paddington)
M5 (Jct 29) 3.7 miles, Exeter Airport 5.5 miles (1 hour to London City Airport)
(All distances and times are approximate)

DEAN CLARKE HOUSE

Located in the heart of the City, Dean Clarke House is an impressive Georgian Building constructed in 1741 as home to the Royal Devon and Exeter Hospital and recently converted into a stylish development of high-quality apartments with a concierge service.

Flat 6 is a stylishly appointed twobedroom apartment offering clean, neutral accommodation and high-quality, contemporary fittings throughout and a Smart system installed. The main reception room is the 2lft 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 & 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 gated parking at the rear, with allocated spaces, there is a private gym for residents and a private lounge.

SITUATION

Dean Clarke House is located in Southernhay, an attractive leafy area with central gardens and many historic Georgian buildings, in the heart of the city centre 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.

PROPERTY INFORMATION

Services: Main water and electricity

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax: Band E

EPC: Rating C

Postcode: EX1 1AP

what3words: ///rate.tinsel.tower





Reception/Kitchen

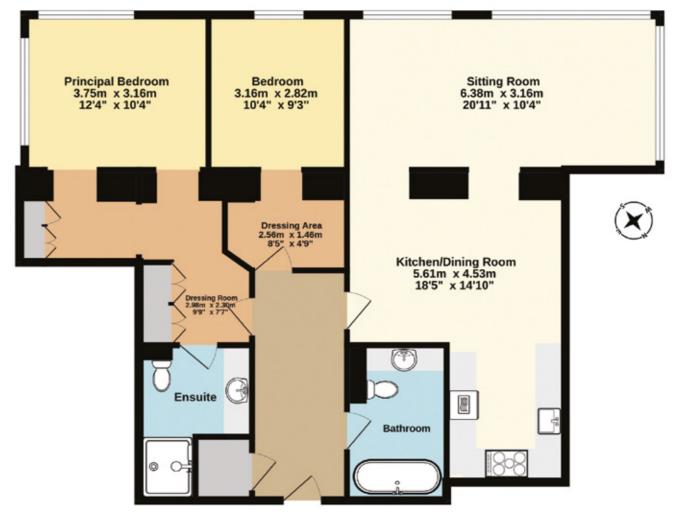
Bedroom

Bathroom

Circulation

Utility/Storage/Outbuildings

Outside



First Floor

Approximate Gross Internal Area = 110 sq m / 1,184 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted to tell you more.

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