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*Flat 7 Bedford House, Princesshay Square, Exeter,
EX1 1LR*



SOUTHGATE
ESTATES

£175,000





Flat 7 Bedford House

A high specification penthouse apartment situated in an excellent position within the heart of Exeter's city centre with a stunning outlook across Princesshay Square. The block offers a lift to all floors, and the flat's private accommodation briefly consists of an entrance hallway, an open-plan lounge diner, a separate kitchen, double bedroom and a bathroom. Additionally, the current vendor has recently extended the lease.

The flat is ideally situated to enjoy all the benefits from city centre living, and is just a short walk from many popular high street shops, eateries and other entertainment facilities. There are also excellent public transport links in and out of the city with various bus routes, Exeter Central station and Exeter St Davids station. Additionally, the picturesque quayside is nearby with a selection of boutique shops, further cafes and restaurants and many walks/cycle routes along the Exe estuary.



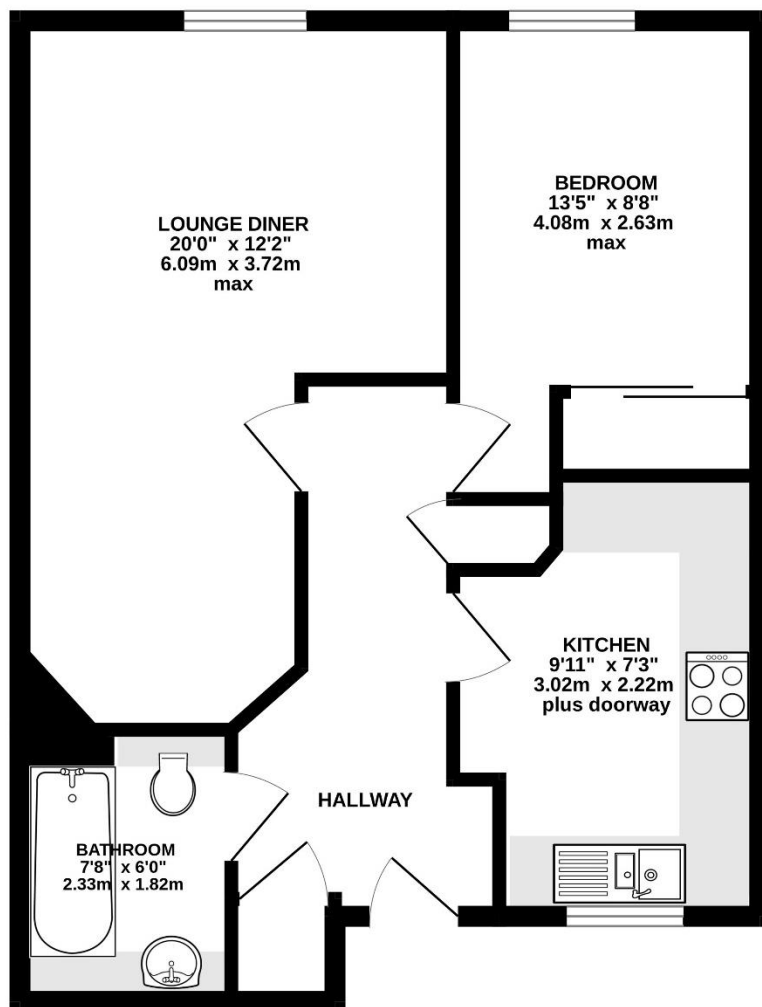


Accommodation The front door opens to the entrance hallway which provides access to each of the main rooms and also includes a built-in cupboard housing the hot water tank. To the front of the property is the open-plan lounge diner which features period windows with a lovely outlook across Princesshay Square. Ample space is provided for a dining table and chairs. There is also a separate, well-appointed kitchen containing a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a fridge freezer and a washer dryer. A period window faces the rear aspect. The double bedroom is well-proportioned and is complemented by a period window to the front aspect overlooking Princesshay Square, as well as a built-in wardrobe. Lastly, the modern bathroom comprises a bath with a mixer tap and shower head over, a wash basin with a mixer tap over and worktop to the side, and a hidden cistern WC.

Property Information Tenure: Leasehold (the vendor has extended the lease until 2195, with 170 years remaining. We have also been informed that the maintenance charge for the previous year was £2,437.47). Council tax band: B.

- *1 Double Bedroom*
- *City Centre Location*
- *Extended to Long Lease*
- *Top Floor Flat*
- *Lift to all Floors*
- *Pleasant Outlook*





TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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