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Flat 17, Bedford House, Princesshay Square, Exeter, EX1 1LR



SOUTHGATE
ESTATES

£175,000





Flat 17, Bedford House

A spacious one bedroom apartment situated in an ideal position within the heart of Exeter's city centre with a lovely outlook across Princesshay Square. The block offers a lift to all floors, and the flat's accommodation briefly consists of an entrance hallway, an open-plan living space, a double bedroom and a bathroom. Additionally, the current vendor has recently extended the lease.

The flat is well 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.



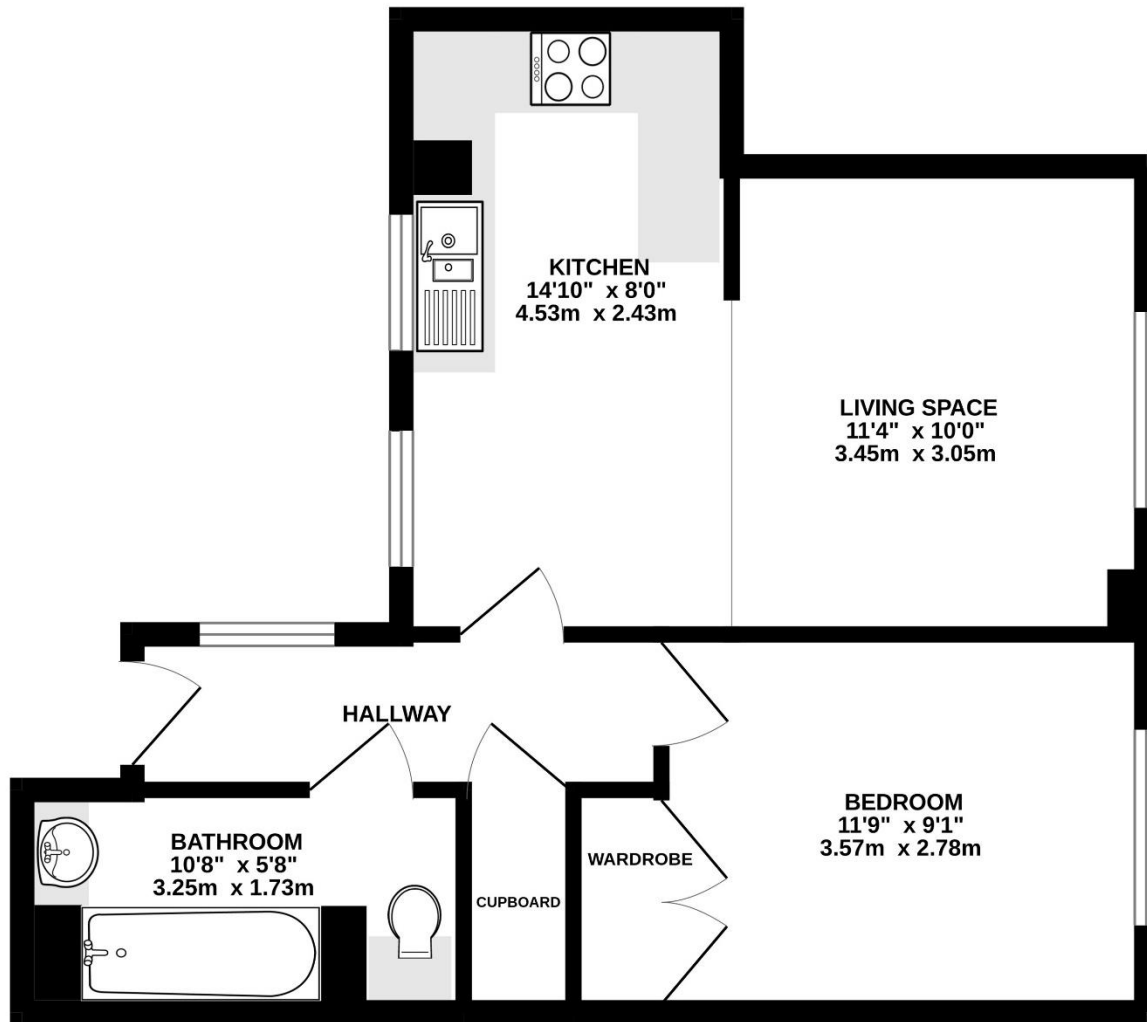


Accommodation The front door opens to the entrance hallway which benefits from a window to the side aspect allowing ample natural light. There is also a large built-in cupboard and access to each of the rooms. The living space is a pleasant open-plan room with a window to the front aspect with an impressive outlook across Princesshay Square, as well as two further windows to the rear aspect. The kitchen area contains 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. Appliances include an oven with an electric hob and extractor hood over, a tall fridge freezer and a washing machine. The bedroom is a good-sized double room, also complemented by a window to the front aspect with a view over Princesshay Square, along with a built-in double wardrobe offering plenty of storage space. Lastly, the modern bathroom comprises a bath with a mixer tap and shower over, a hidden cistern WC, and a wash basin with a mixer tap over.

Property Information Tenure: Leasehold (The vendor has confirmed that the lease has been recently extended to 170 years, and that the current maintenance charges are £577.44 per quarter, with a ground rent of £100 per year which has been paid up until April 2026). Council tax band: A.

- *1 Double Bedroom*
- *No Onward Chain*
- *Central Location*
- *Lift to all Floors*
- *Pleasant Outlook*
- *Extended to Long Lease*





TOTAL FLOOR AREA : 462 sq.ft. (42.9 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 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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