

## 1 Deanery Place, Cathedral Green, Exeter, EX1 1HU



Deanery Place is a Grade II Listed property in the historic quarter of Exeter within sight of the magnificent west front of the Cathedral. With previously approved detailed planning permission and listed building consent to revert to residential use, this property will provide a potential buyer with a unique town house in a highly desirable location which rarely becomes available. The retail unit on the ground floor as currently let at £11,000 per annum and has access via French doors on to the private courtyard at the rear. On the first floor is a separate three bedroom property spread over three floors retaining many of the original features, the accommodation includes a large lounge, open plan kitchen breakfast room, three bedrooms, family bathroom and two en suite shower rooms. The ground floor salon has previously approved planning permission to be incorporated as part of the residential dwelling which would need to be resubmitted.

**Offers in Excess of £560,000    Freehold    DCX02355**

# 1 Deanery Place, Cathedral Green, , Exeter, EX1 1HU

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part glazed door with doors to utility cupboard and stairs to first floor landing. Further storage cupboard and radiator.

### First Floor Landing

Rear aspect sash window. Doors to kitchen/ dining room, lounge and turning staircase to the second floor landing.

### Kitchen/Dining Room 13' 10" x 10' 8" (4.210m x 3.250m)

Rear aspect Sash window with view over the courtyard garden. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, integrated fridge and freezer and whirlpool dishwasher. Storage cupboards, breakfast bar and a further storage cupboard with wall mounted boiler and hot water tank, television point. Opening through to the lounge.



### Lounge 15' 6" x 14' 6" (4.722m x 4.430m)

Twin front aspect Sash windows with window seats and shutters. Original fireplace with marble surround and wooden mantle, cove ceiling, dado rail and two radiators.



TOTAL: 144.9 m<sup>2</sup> (1,560 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co](http://www.propertybox.co)



### Second Floor Landing

With doors to bedroom one, bedroom two and bathroom. Understairs storage cupboard and turning staircase to the third floor.

### Bedroom One 18' 2" x 12' 3" (5.533m x 3.734m)

Twin front aspect Sash windows. Door to ensuite shower room. Two radiators.



### Ensuite Shower Room

Fully enclosed shower cubicle, low level WC, wash hand basin, part tiled walls, extractor fan and heated towel rail.

### Bedroom Two 13' 7" x 10' 0" (4.149m x 3.037m)

Front aspect Sash window, built in wardrobe, picture rail and radiator.



### Bathroom

Front aspect Sash window. Three piece white suite comprising panel enclosed bath with mixer tap and Bristan shower above, low level WC, wash hand basin with mixer tap, part tiled walls, tiled flooring and heated towel rail.



### Third Floor Landing

With side aspect double glazed window. Door through to bedroom three.

### Bedroom Three 15' 6" x 14' 11" (4.729m x 4.551m)

Front aspect Velux window and side aspect window. Into eave storage, radiator and door to ensuite shower room.



### Ensuite Shower Room

Side aspect double glazed window. Shower cubicle with part tiled walls, low level WC, pedestal wash hand basin, tiled flooring, extractor fan and heated towel rail.

### Courtyard Garden to the rear of the property.



### Retail Unit

Accessed via a part glazed front door, the salon is beautifully presented and has french doors to the rear opening onto the courtyard. There is a small kitchen area and a cloakroom at the back on the salon.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.