

11 Cowley Place

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Cowley, Exeter, EX5 5DG

Exeter Cathedral (2.6 Miles), St Davids Station (1.6 Miles)

A two double bedroom apartment forming part of an impressive Grade II Listed country house, set within approximately 10.8 acres of communal grounds and enjoying access to excellent leisure facilities.

- No onward chain
- Communal tennis court
- Communal grounds of 10.8 acres
- Two double bedrooms
- Leasehold: 999 years from 25 February 1996
- Garage & parking
- Communal indoor heated swimming pool
- Spacious sitting room
- En-suite shower room
- Council Tax Band: E

Guide Price £229,950

SITUATION

Cowley Place is situated to the north of Exeter, on the edge of the Mid Devon countryside, enjoying a semi-rural setting whilst being approximately three miles from Exeter city centre. Exeter, the regional capital of the South West, provides an extensive range of shopping, leisure and cultural amenities, together with a wide selection of restaurants, cafés and wine bars.

The property is well located for access to the M5 motorway at Exeter, providing links to the A30 and A38, as well as Bristol and London. Exeter has regular mainline rail services to London Paddington in just over two hours, and Exeter International Airport offers a range of domestic and international flights.

DESCRIPTION

Cowley Place is a handsome Grade II Listed residence dating from the late 18th century. Originally built as a private home, it later became the headquarters of a national bank before being converted into fourteen dwellings during the 1990s. No.11 forms part of a later 20th century wing of the building.







ACCOMMODATION

The apartment is accessed via its own private front door, opening into a central entrance hall which provides direct access to all principal rooms. The sitting room, positioned to the rear, is a generous space with windows and doors overlooking the communal grounds, and offers room for dining if desired. Adjacent is a separate kitchen/dining room, also a good size and well-proportioned. There are two double bedrooms. Bedroom 1 benefits from built-in storage and an en-suite bathroom room (currently converted into a walk-in shower), while Bedroom 2 is also a comfortable double. A further shower room is conveniently located off the hall.

The layout is both practical and adaptable, offering excellent scope to update and personalise to suit modern living requirements.

THE GROUNDS

Residents enjoy the use of outstanding communal grounds extending to approximately 10.8 acres, comprising parkland, woodland and riverside walks, with the River Creedy forming part of the boundary and fishing rights on both the Creedy and the Exe. Shared leisure facilities include an indoor heated swimming pool, a games room and a tennis court.

PARKING & GARAGE

The property further benefits from a single garage with remote electric opening door, an allocated parking space and additional visitor parking.

LEASE INFORMATION

The property is sold with the benefit of a 999 year lease which commenced in 1996, with a proportionate part-share of the freehold and in-house management – Cowley Place Management Limited. The service charge is currently £1100 per quarter and includes maintenance of the building, grounds and swimming pool running costs.

SERVICES

Utilities: Mains drainage, gas, electricity and water
Tenure: Lease hold with a share of freehold
EPC: C(80)
Council tax band: E
Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).

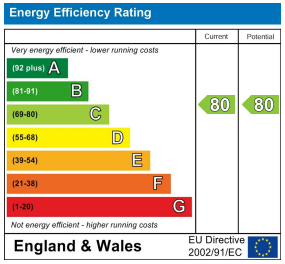






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