



FRANCIS LOUIS  
Residential



Dean Clarke Gardens, Exeter, EX2 4AA

£365,000

Digitally Altered





# Dean Clarke Gardens

Exeter, EX2 4AA

£365,000

A substantial and highly versatile commercial property situated within the prestigious Dean Clarke House development, offering exceptional residential conversion potential in one of Exeter's most sought-after central locations.

Currently arranged over two floors as a sizeable commercial unit, the property presents an exciting opportunity for developers, investors or buyers seeking a unique conversion project. The generous proportions and flexible layout provide excellent scope for reconfiguration, subject to the necessary consents.

The ground floor comprises a large open-plan room, ideal for a variety of future layouts, alongside a ground floor WC and access to a private courtyard garden, a rare feature within such a central setting.

Upstairs, the property benefits from a kitchen area, two substantial rooms and a bathroom, with the existing layout naturally lending itself to redevelopment. The two properties directly adjoining have already been successfully converted into attractive residential homes, further demonstrating the strong precedent for residential use within the development. Subject to the relevant permissions, we believe the property could be well suited for conversion into a large four-bedroom residence or 2 self contained apartments.

Dean Clarke House is one of Exeter's most iconic historic developments, located within the highly desirable Southernhay district. The property is just moments from Exeter city centre, offering immediate access to restaurants, cafés, boutique shops, leisure facilities and excellent transport links, including Exeter Central and St David's train stations.

This is a rare opportunity to acquire a property with outstanding flexibility and development potential within a landmark Exeter setting.





- Substantial former commercial property with residential conversion potential
- Excellent opportunity to create a four-bedroom home (STPP)
- Large open-plan ground floor space offering flexible layout options
- Situated in the highly desirable Southernhay district
- Located within the prestigious Dean Clarke House development
- Potential for conversion into multiple apartments.
- Private courtyard garden

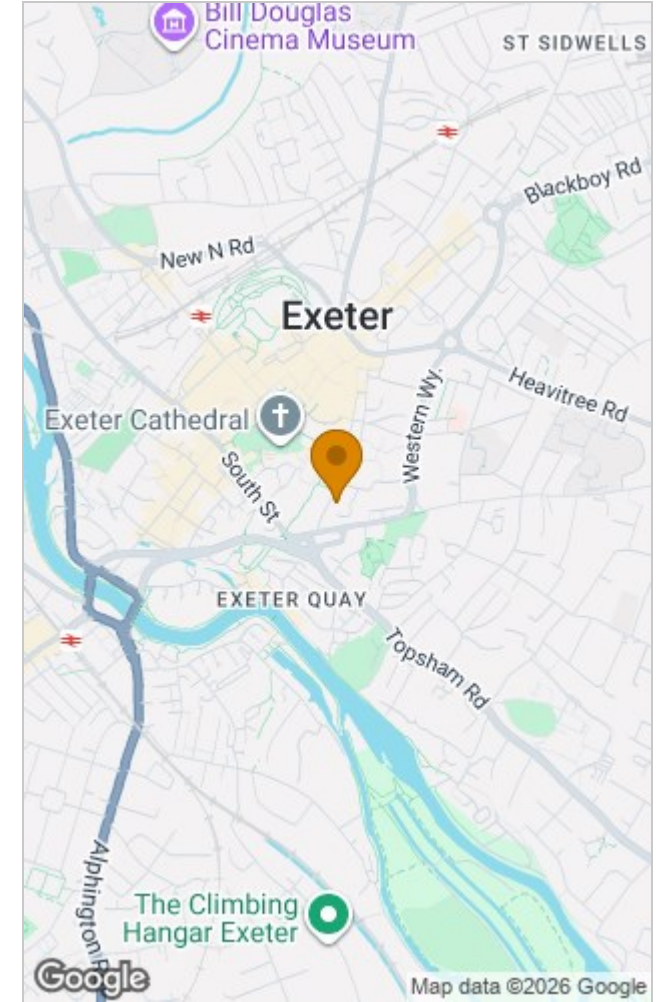




## Floor Plans



## Location Map



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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