



11, Dean Clarke Southernhay East., Exeter, EX1 1AP
Price Guide £500,000

Guide Price £500,000- £525,000

An exceptional two double bedroom apartment in the prestigious Dean Clarke House, right in the heart of Exeter's sought-after Southernhay district. This stunning Grade II Listed home combines historic elegance with contemporary style.

The impressive open-plan living space boasts double-height ceilings and a spectacular bay of large sash windows, flooding the room with natural light. The sleek, high-spec kitchen features premium German cabinetry, Silestone worktops and quality integrated appliances.

Upstairs, a beautiful mezzanine study area overlooks the main living space – perfect for home working or a reading retreat. The principal bedroom enjoys a dressing area and stylish ensuite, while the second double bedroom is served by a modern family bathroom.

Residents benefit from a concierge service, residents' gym, beautifully landscaped communal gardens, secure gated parking with EV charging, and private storage. No onward chain.



The Building

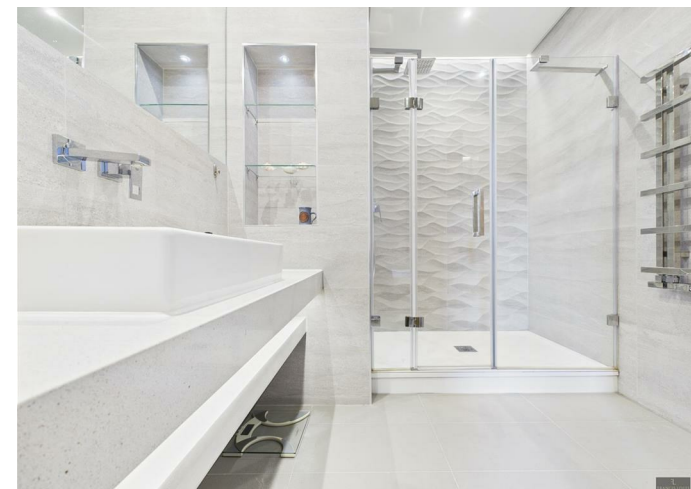
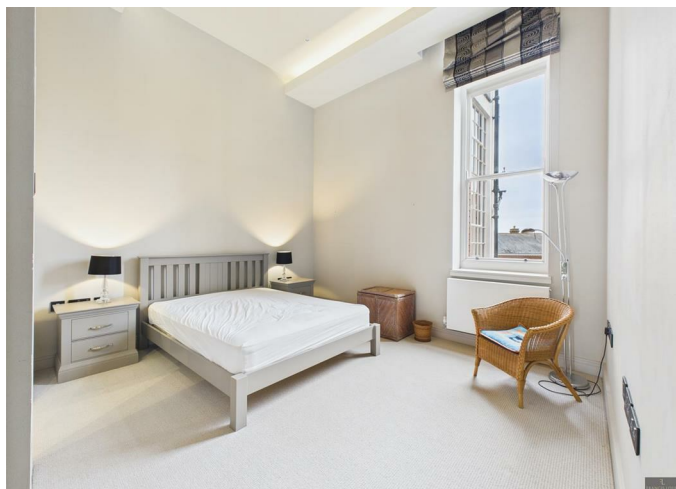
Step into luxury with this elegant and beautifully presented first-floor apartment, set within the prestigious Dean Clarke House – a stunning Grade II Listed building steeped in history, once home to the Devon & Exeter Hospital, dating back to 1743. Situated in the heart of Exeter's desirable Southernhay district, this exquisite residence offers a rare blend of period grandeur and contemporary comfort.

Accommodation

A grand communal entrance with concierge service sets the tone for this exceptional home. Accessed via lift or stairs, the apartment opens into a welcoming hallway with useful storage. The magnificent open-plan living/dining room boasts an impressive bay of original sash windows, flooding the space with light and showcasing the remarkable high ceilings. A stylish glass balustrade leads to a versatile mezzanine level – ideal for a study or reading area.

The high-spec kitchen is fitted with hand-finished German cabinetry, sleek Silestone worktops and a suite of premium appliances, including oven, microwave, induction hob, wine cooler, dishwasher, washer/dryer, and a Quooker tap for instant boiling water.

The principal bedroom benefits from a dedicated dressing area with fitted wardrobes and a luxurious en-suite shower room. The second double bedroom is light and airy, while the contemporary family bathroom features a freestanding bath and chic vanity unit.



Outside

Residents enjoy beautifully maintained communal gardens with seating areas and vibrant planting, alongside a secure gated car park with allocated space, EV charging point, and private lockable storage.

Tenure & Services

Leasehold – approx. 187 years remaining

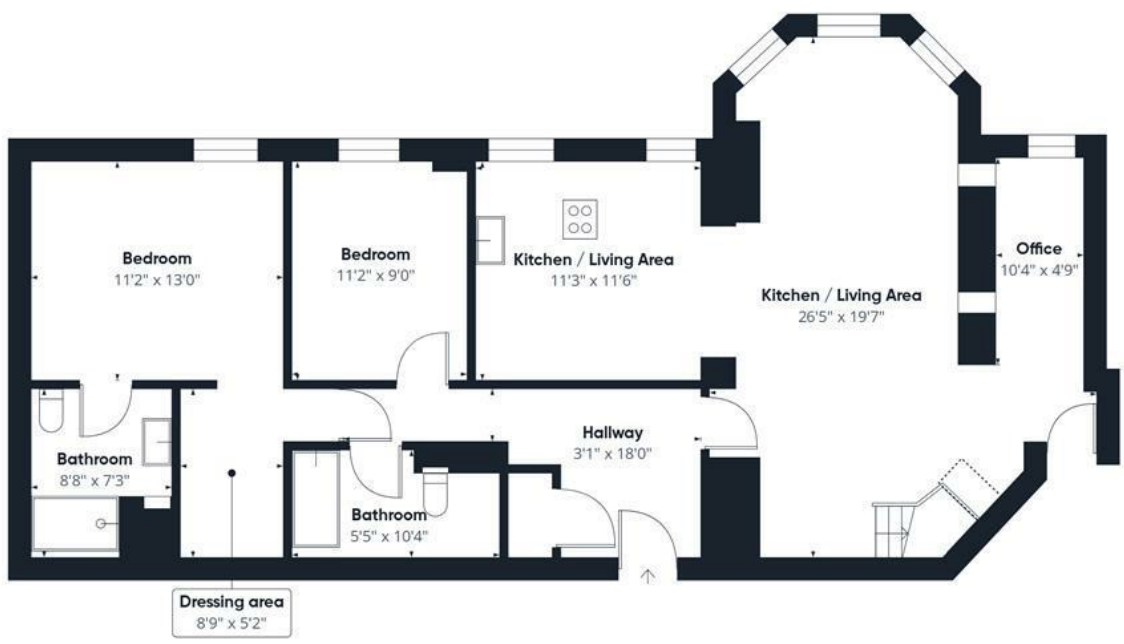
Service Charge: £5,384 p.a.

Ground Rent: £316 p.a.

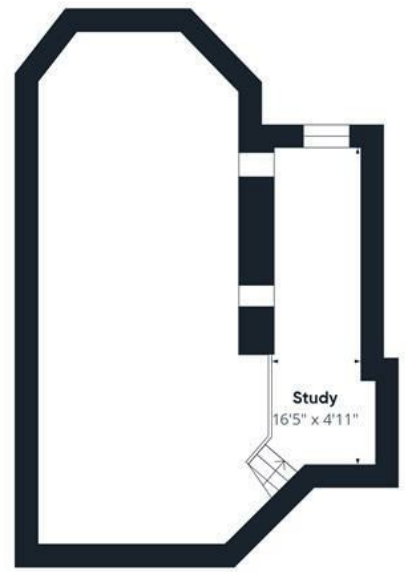
Council Tax Band: E







Ground Floor



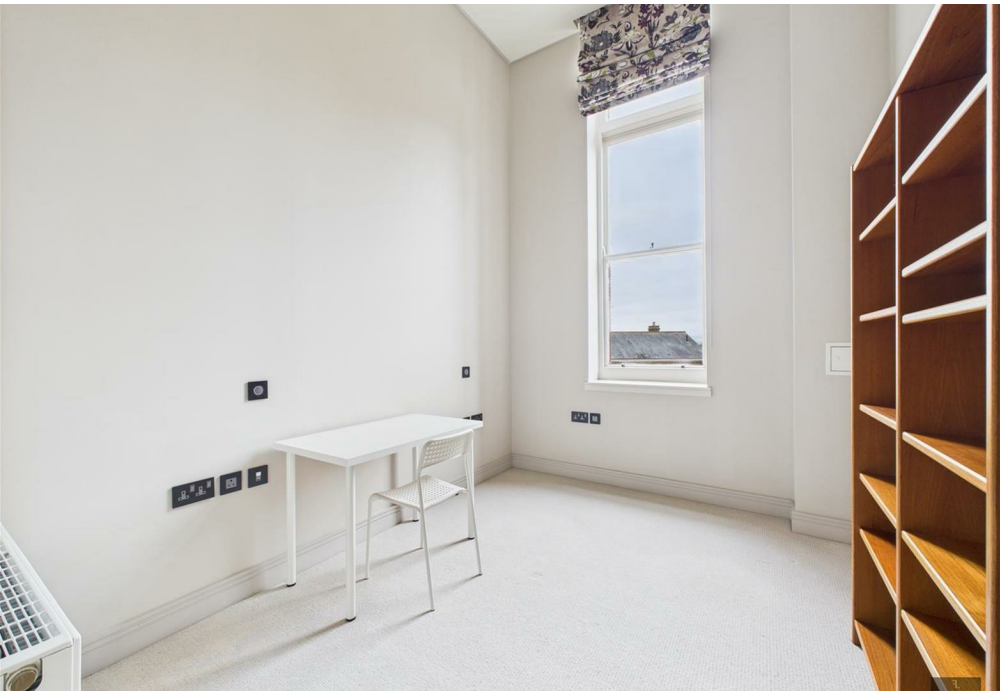
Floor 1

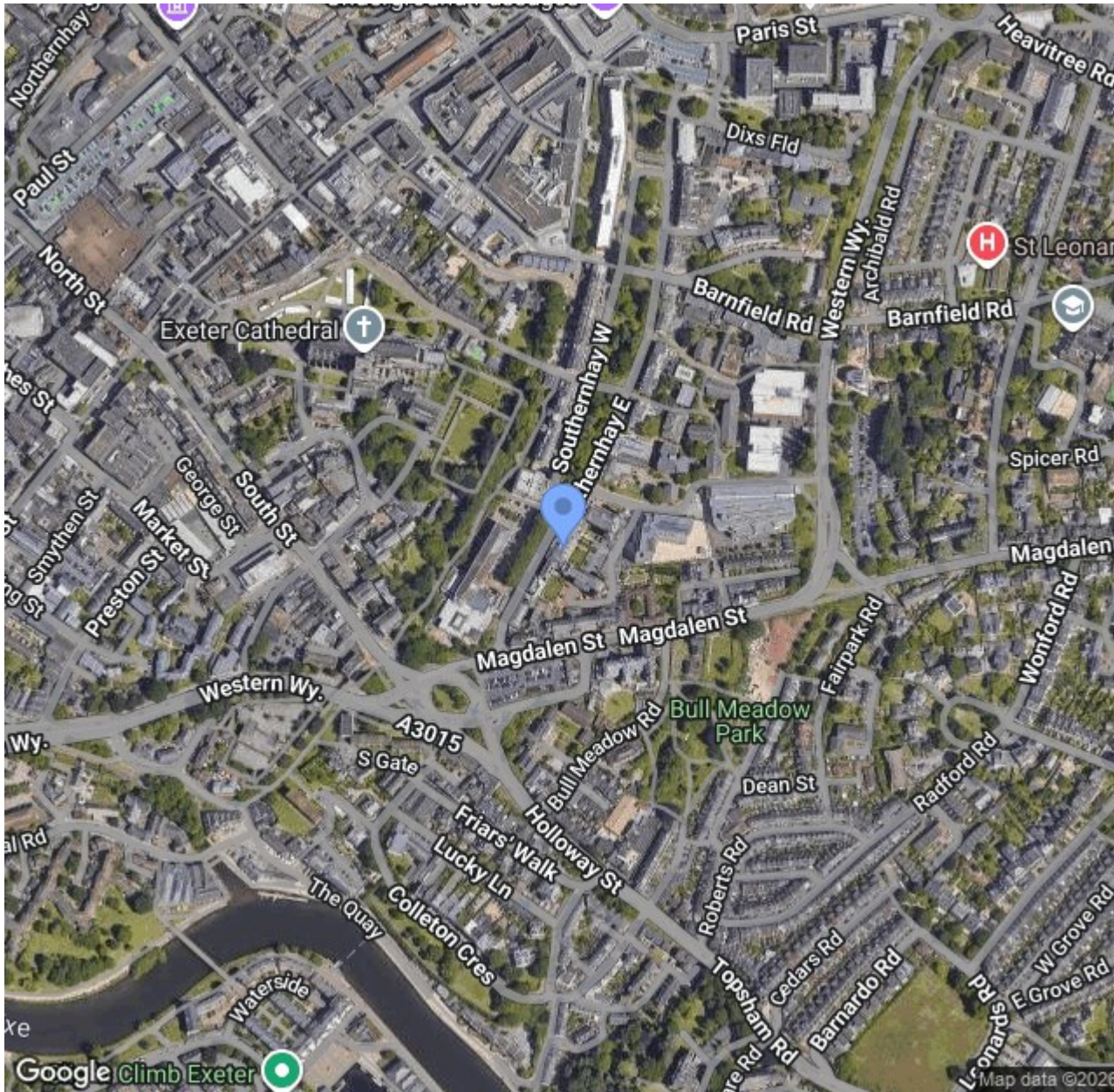
Approximate total area⁽¹⁾
1133 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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