



*Flat 8, Trinity Court, Southernhay East, Exeter,
Devon, EX1 1PD*


SOUTHGATE
ESTATES

£275,000

Guide Price





Flat 8, Trinity Court, Southernhay East, Exeter

A stylish one bedroom apartment situated within Trinity Court, a well-regarded development in the prestigious Southernhay area of Exeter, just a short walk from the city centre and its excellent range of shops, restaurants and amenities. The property offers well-presented accommodation throughout and benefits from a lift to all floors, making it ideally suited to a range of buyers.

The property is ideally positioned in Southernhay, one of Exeter's most sought-after central locations, combining an attractive setting with immediate access to the city's vibrant retail and leisure facilities, as well as excellent transport links.





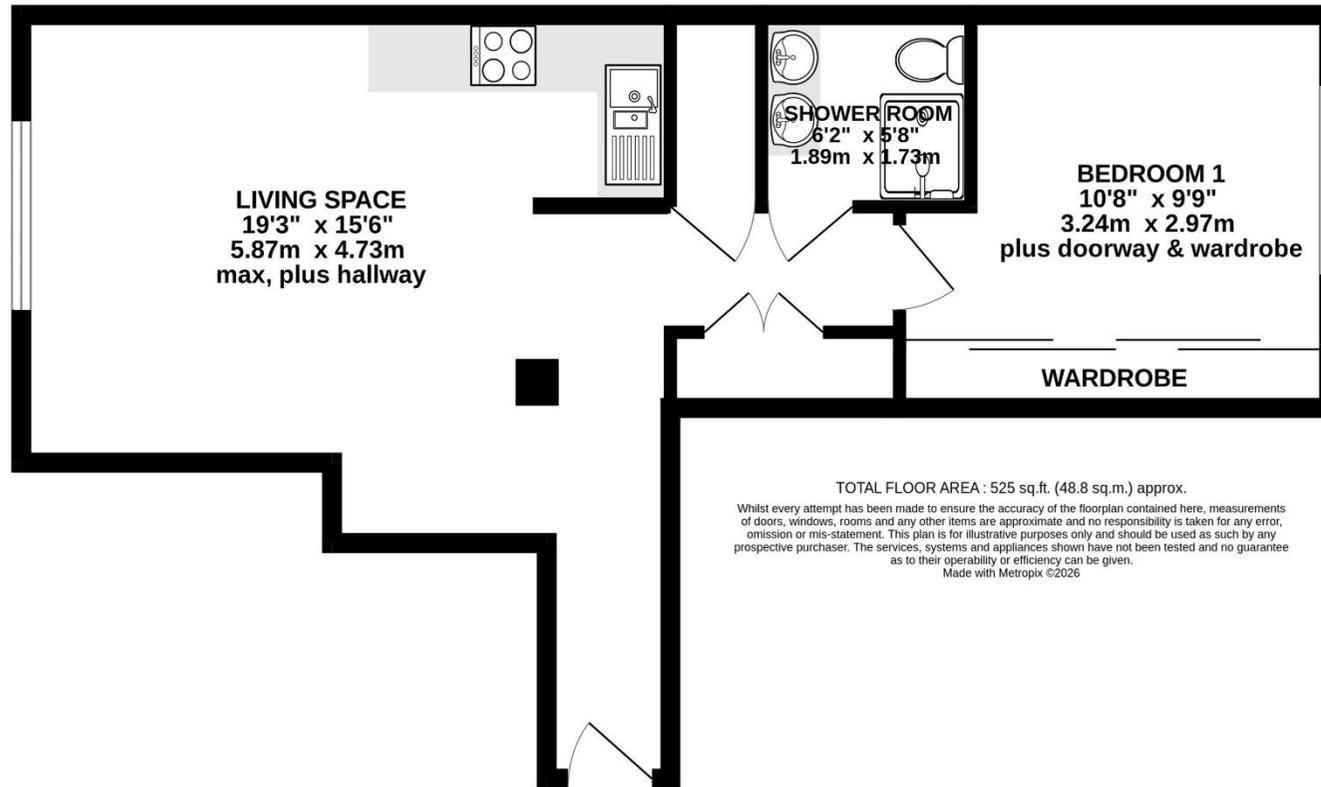
Accommodation The front door opens into a spacious open-plan hallway which provides access to all principal rooms and benefits from two large built-in cupboards, offering ample storage. The main living space is a bright and well-proportioned room, providing plenty of space for both seating and dining. The kitchen area is neatly arranged with a range of wall and base units, fitted work surfaces and a selection of appliances, creating a stylish and sociable space. The double bedroom is a generously sized room, featuring a full wall of fitted wardrobes which provide extensive storage. In addition, there is a large window to the side aspect allowing natural light to the room. The shower room is well-appointed and comprises a modern suite including a large shower cubicle with a rainfall shower head over, twin wash basins set within a vanity unit, and a close-coupled WC.

Property Information Tenure: Leasehold (We have been informed by the vendors that the lease length is 999 years from 2012, and the current service charges are £570 per quarter). Council tax band: B.

- *One Bedroom Apartment*
- *Prestigious Location*
- *Beautifully Presented*
- *Close to City Centre*
- *Pleasant Outlook*
- *No Onward Chain*



TRINITY COURT
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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