



24 Trinity Court  
Southernhay East | Exeter | EX1 1PD

# 24 TRINITY COURT

*Trinity Court is a luxurious and stylish apartment located in the prestigious Southernhay district of Exeter City Centre, offering the best of city centre living. The property also has a secure entrance, underground parking and a lift.*





# KEY FEATURES

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The apartment has been expertly and beautifully interior designed throughout, with the furnishings also available for purchase, offering the added benefit of a 'readymade' home.

Situated on the third floor, the apartment enjoys elevated views over the tree-lined Southernhay Green.

The open-plan kitchen, dining, and sitting areas are seamlessly connected, creating stylish and sociable spaces.

The contemporary high gloss kitchen offers ample storage and is fully equipped with high-quality Siemens appliances, including an induction hob with extractor, double oven, dishwasher, and fridge freezer.

A dining area is beautifully defined by a circular table set beneath an elegant gold pendant light, with a stylish sideboard conveniently positioned against acoustic slatted panelling.

The large and comfortable seating area is positioned in front of a wall of further panelling creating a bold statement, perfectly blending comfort and style.

The master bedroom has the feel of a luxurious hotel suite with deep pile carpet and a wall of panelling that adds depth and texture, with a window overlooking Southernhay Green and a door to the beautifully fitted En-suite shower room, with luxurious tiling and a walk-in shower enclosure.

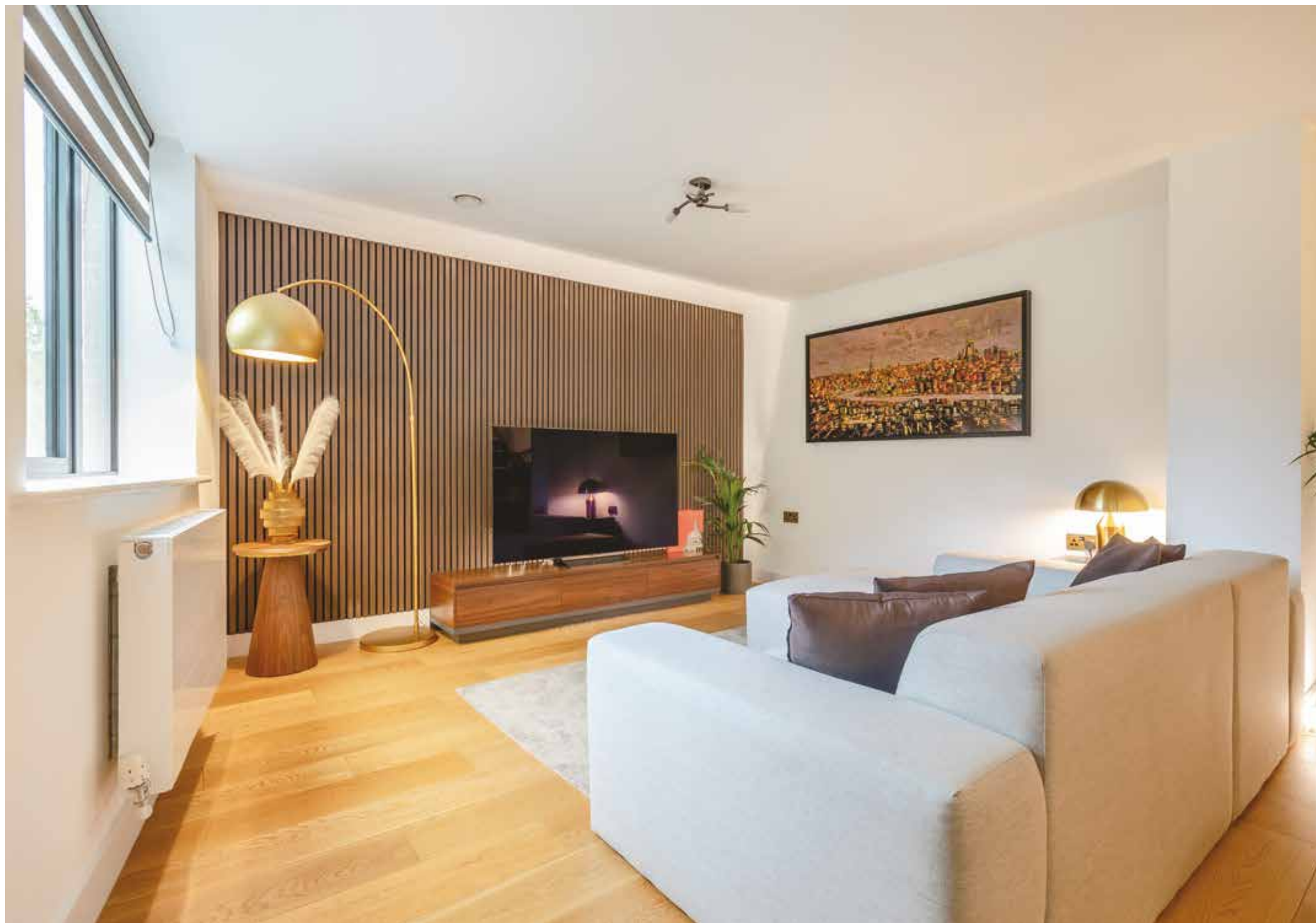
A generously sized second double bedroom includes a fitted mirrored wardrobe, ideal for guests or flexible home-working needs.

The main bathroom with a bath and overhead shower, completes the accommodation and the apartment has the added benefit of a large, allocated parking space within the secure gated car park and a cycle store.

Ideally situated to take advantage of a bustling city centre lifestyle, Trinity Court is just moments from wine bars, restaurants, shops and the historic quayside.













# SELLER INSIGHT

“ The biggest initial draw to this property was the fantastic location, just a 5-minute walk to the historic and breathtaking Cathedral, great restaurants, fantastic bars and shopping in Princesshay. We are also only a 10 minute walk from the Quay and lovely walks along the river. A second major feature was our own allocated parking space beneath the building - one of the biggest available, comfortable for even the biggest SUV.

Despite being central, the location is peaceful, overlooking a lush green space with stunning magnolia trees in spring. Next door is Rendezvous Wine Bar with excellent wine and dining, while Southernhay boutique hotel offers cozy winter drinks by the fire and summer garden relaxations. Cultural events from candlelight concerts to theatre and cinema, are easily accessible, and Exeter Central station is under 10 minutes' walk, with St David's about 20 minutes.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



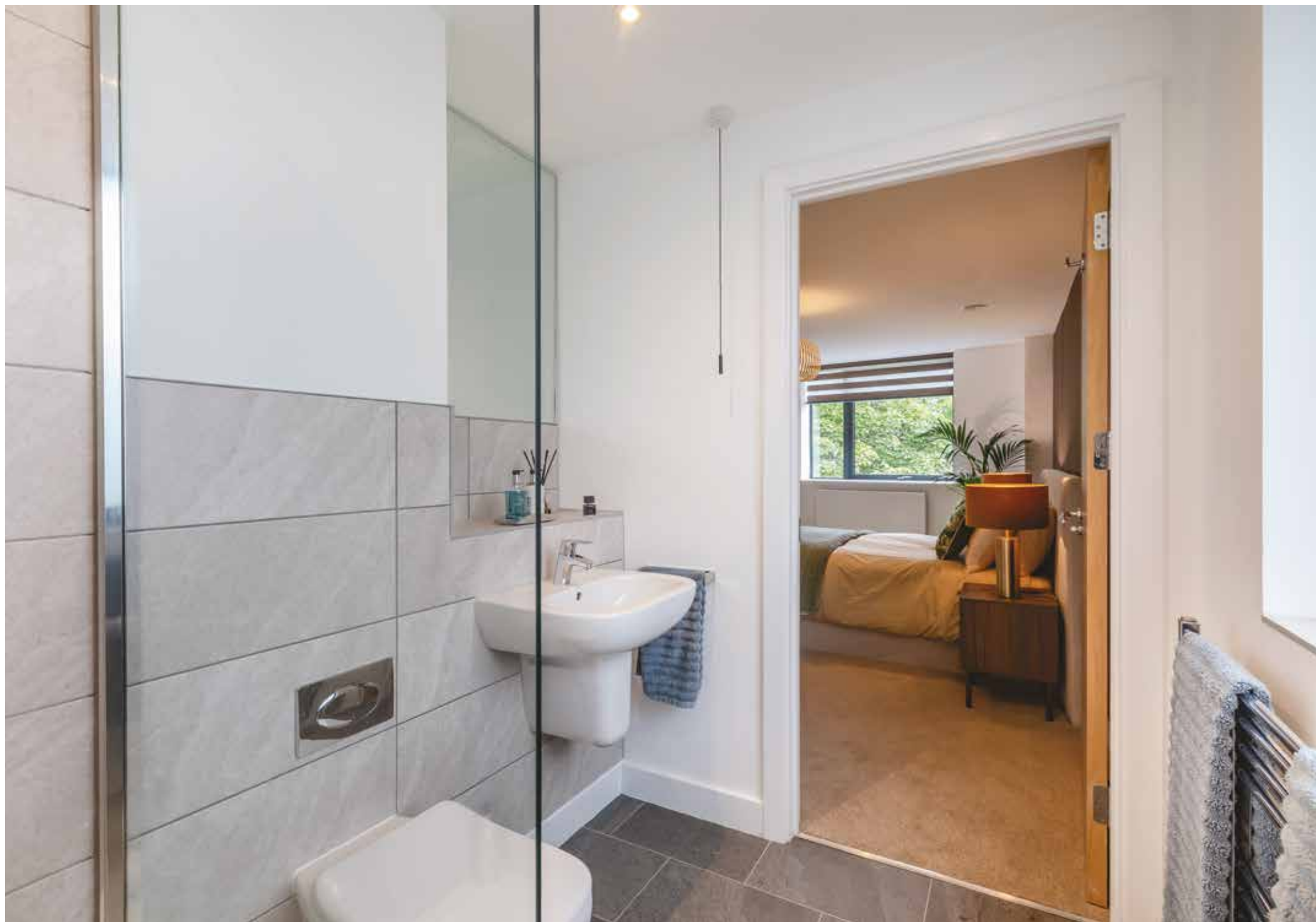




































# AREA INFORMATION



Exeter City Centre blends the charm of a historic cathedral city with the vibrancy of a contemporary lifestyle hub. At its heart lies the magnificent Exeter Cathedral, a striking Gothic masterpiece surrounded by cobbled streets, independent boutiques, artisan cafés, and elegant restaurants.

The city offers a rich cultural scene, with venues such as Exeter Phoenix, Northcott Theatre, and the Royal Albert Memorial Museum showcasing everything from live performances and exhibitions to film and music. Shoppers are well catered for, with a mix of high-end brands, unique independents, and the open-air Princesshay shopping precinct.

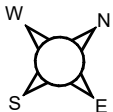
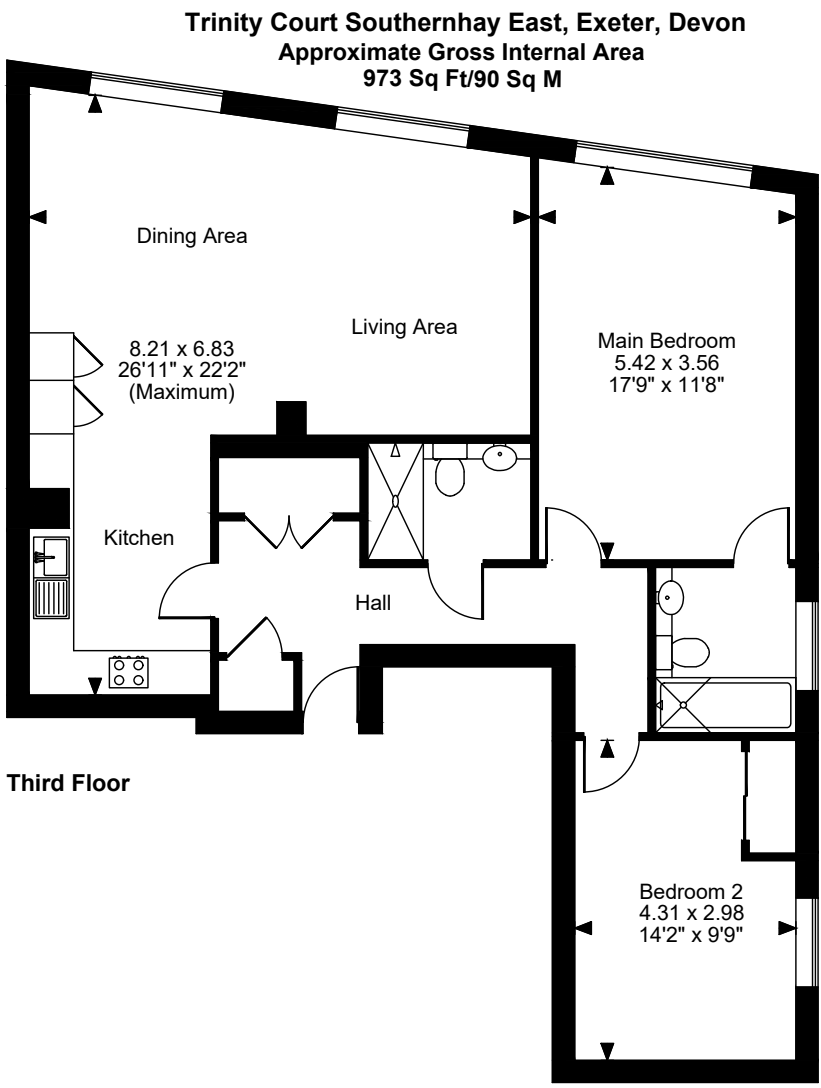
Green spaces are in abundance, with Northernhay Gardens and the Exeter Quayside providing tranquil spots to unwind, walk or enjoy waterside dining. Riverside cycle paths and walking trails also connect the city with the picturesque Devon countryside.

Transport connections are excellent. Exeter St David's and Exeter Central stations offer direct rail links to London Paddington, Waterloo, Bristol, and beyond. The nearby M5 motorway provides swift road access north and south, while Exeter International Airport—just a short drive from the city centre—offers domestic and European flights.

Exeter combines a rich heritage with all the convenience of modern urban living, making it one of the most desirable and well-connected locations in the South West.



Services:  
The property has mains gas, electric and water services and benefits from a Virgin Media Broadband connection.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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