



Flat 1, Dean Clarke House Southernhay East, Exeter, EX1 1AP  
£550,000

This stunning two double bedroom garden apartment is situated within the prestigious and beautifully maintained gated development of Dean Clarke House, located in the very heart of Exeter. Offering a rare combination of high-spec contemporary living, private outdoor space and exceptional convenience, the property is ideally suited to those seeking luxury city-centre living.

Internally, the apartment is finished to an excellent standard throughout. The centrepiece of the home is the spacious open-plan lounge, kitchen and dining area, designed to create a bright and sociable living environment. Large bi-folding doors open directly onto the private garden, allowing natural light to flood the space while providing seamless indoor-outdoor living—perfect for entertaining, relaxing or enjoying warmer months. The kitchen is sleek and modern, fitted with high-quality integrated appliances, stylish cabinetry and generous worktop space.

Both double bedrooms are generously proportioned and thoughtfully arranged. The principal bedroom benefits from a contemporary en-suite shower room, while the second bedroom is served by a beautifully appointed main bathroom, making the layout ideal for guests, sharers or home working.

A key feature of the apartment is the Legrand home automation system, which includes motorised blinds and

scene-setting controls, allowing lighting and ambience to be adjusted effortlessly at the touch of a button. These smart features, combined with the quality of finish throughout, create a truly modern and comfortable living space.

Externally, the apartment benefits from parking directly outside, including the valuable addition of an EV charging port, offering both convenience and future-proofing. Residents of Dean Clarke House enjoy the reassurance of secure gated access, well-kept communal areas and a prime central location within easy walking distance of Exeter's shops, restaurants, green spaces and transport links.



- German designed Eggersman hand finished kitchen
- Legrand home automation system
- En-suite
- Bathroom
- Garden
- Parking
- Gated Building
- Concierge
- Gym
- Bi-fold doors



## Hallway

Solid door to the front aspect, wooden flooring, radiator, two storage cupboards (one housing the Legrand home automation system), doors to,

## Bedroom 2

A dual aspect room with windows to the front and rear aspect, radiator,

## Bathroom

A feature roll top bath, a low level w/c, a wash hand basin, floor to ceiling Porcelanosa tiles, Vitra and Grohe fittings, underfloor heating, mirror with demister pads, ceiling speakers, heated towel rail,

## Bedroom 1

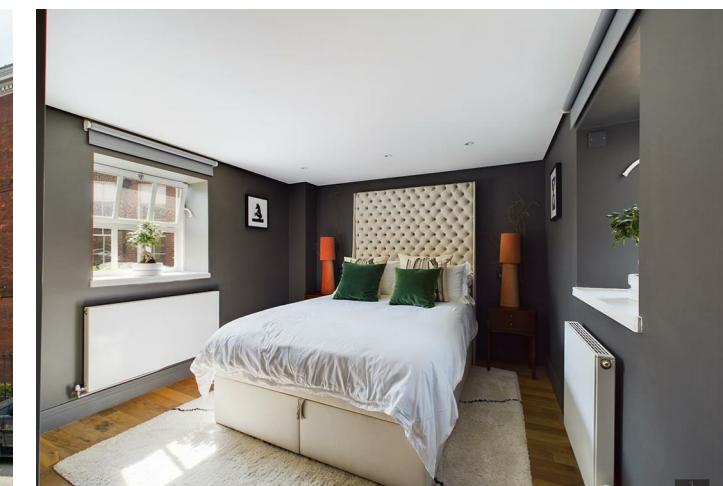
A dual aspect room with windows to the rear and side aspect, radiator, wooden flooring, two built in wardrobes, door to,

## En-suite

A waterfall shower with Vitra and Grohe fittings, a low level w/c, a wash hand basin, floor to ceiling Porcelanosa tiles, underfloor heating, mirror with demister pads, ceiling speakers, heated towel rail,

## Kitchen

A German designed and built bespoke fitted Eggersman hand finished kitchen complete with Silestone worktops and upstands, Miele appliances including integrated dishwasher, electric fan assisted oven, fridge/freezer, microwave, Siemens washer/dryer, Lec 18 bottle wine fridge, Bora induction hob with downdraft extractor, Quooker Mixer tap with integrated boiling water, breakfast bar, window to the rear aspect,



## Lounge/dining area

Feature Bi-fold doors to the garden, wooden flooring, 2 x radiators,

## Outside

The parking space is directly outside the apartment, there is an electric car charging point, there is a feature private garden with this property.

## Communal Gardens

There are two lovely garden areas where you can sit out and eat or drink in, both within a few steps from the apartment.

## Basement Storage area

There is a useful secure storage room with the property.

## Dean Clarke House

The building offers a delightful lobby area where the concierge is based, there is also a gym and shower room for you and your guests to use.

## Lease information

Leasehold Lease length - 200 years from 2013

2026 Service Charge- £5,423

2023 Ground rent - £340.76







FRANCIS LOUIS  
Residential

Approximate total area<sup>(1)</sup>

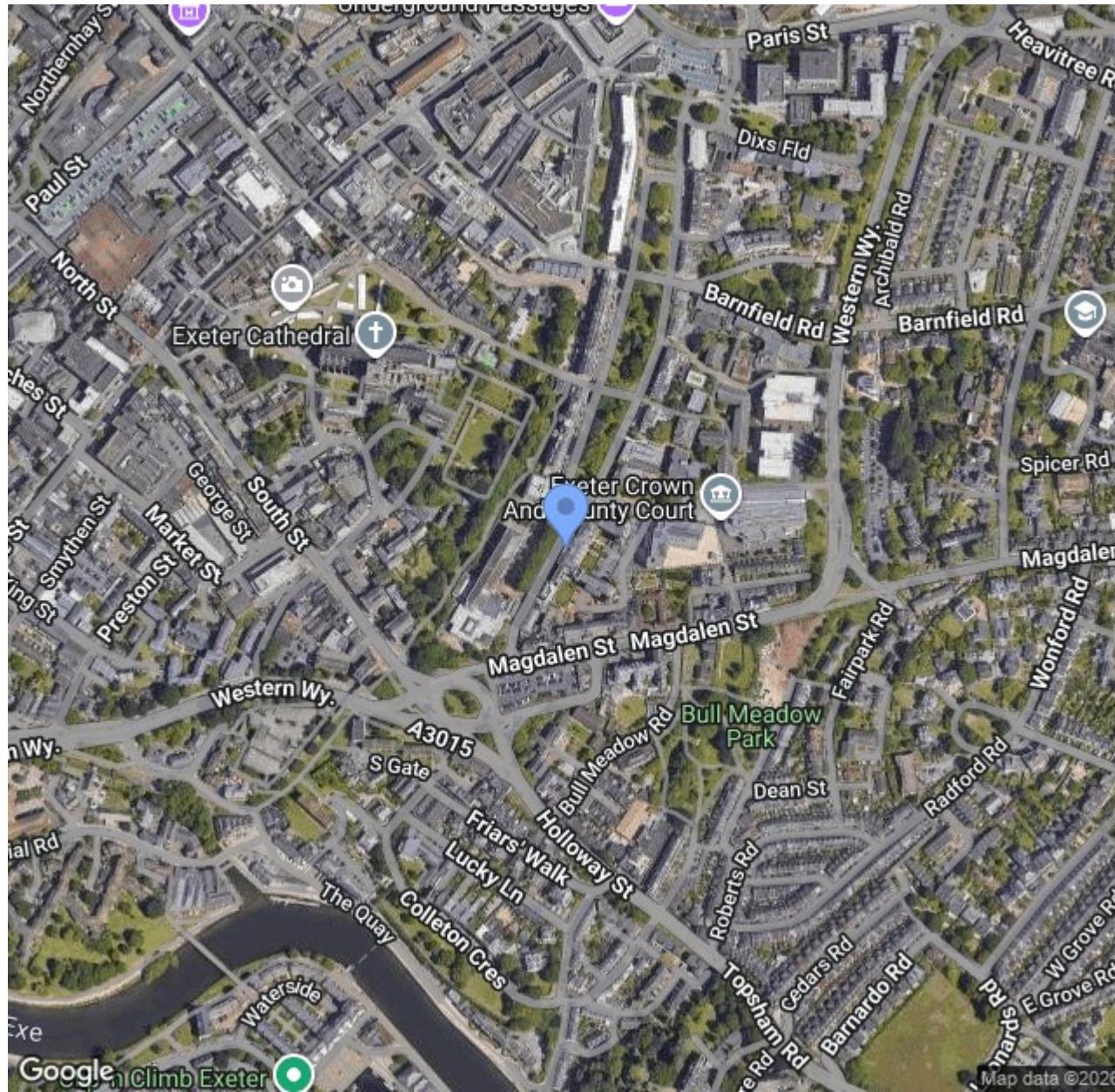
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	70
EU Directive 2002/91/EC			



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