



£245,000  
Flat 4, Canon House,  
32 Bedford Street, Exeter, EX1 1GL



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**An exciting opportunity to buy a superb one bedroom first floor apartment in the prestigious Princesshay development which is located in the heart of the city, with an array of amenities to hand including easy access to the nearby shops, cafes and restaurants and also public transport connections, with the benefit of a garaged parking space and superb view of the Cathedral.**

**The apartment has been finished to a very high standard throughout comprising:-**

**Open Plan Sitting/Dining Room/Kitchen,  
Double Bedroom With Views Of The Cathedral,  
Bathroom.  
Garaged Parking Space.**

**No Chain**

#### **LOCATION**

Cannon House is situated in the heart Exeter in Princesshay, ideally located close to Exeter Cathedral and benefits from immediate access to a wide range of high-quality retailers, cafés, and restaurants. Exeter Quayside is nearby, offering picturesque riverside walks, cycling routes, and waterside dining.

St David's train station provides direct rail links to London Paddington, while the city also benefits from good road connections via the M5 and easy access to the surrounding Devon countryside and coastline.

**Communal Entrance Door to:-**

**COMMUNUAL HALLWAY** Stairs and lift to first floor.

**ENTRANCE HALL**

Part glazed front door to attractive entrance hallway with quality wood effect flooring. Entry phone. Door to spacious storage cupboard housing the central heating boiler. Doors leading off to:-

**OPEN PLAN SITTING/DINING ROOM/KITCHEN**

**SITTING/DINING ROOM AREA 20'10 x 12' 2" (6.35m x 3.71m)**

A spacious and bright open plan room. Quality wood effect flooring. Recessed halogen spot lighting. Sliding patio door to the balcony.

**KITCHEN AREA** Modern quality kitchen in white gloss finish with excellent range of base and wall units. Marble worktop with matching splashback. Inset stainless steel sink with drainer. Integrated Neff electric oven and halogen hob with stainless steel cooker hood over. Integrated appliances including:- fridge and freezer, washer/dryer and dishwasher. Quality wood effect flooring.

**BALCONY 8' (2.44m) x 4' (1.22m)**

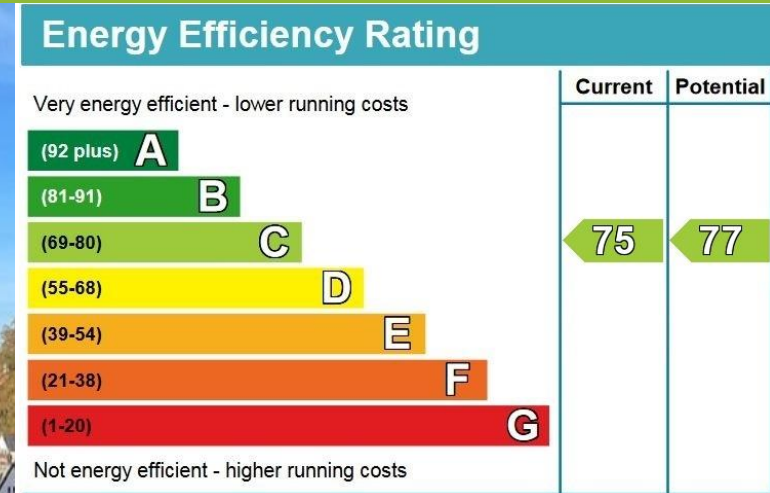
Timber decked flooring.

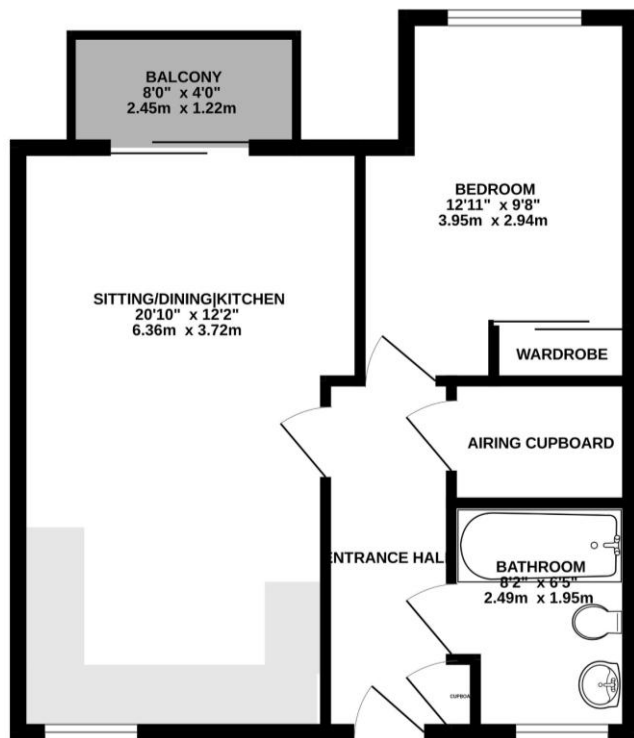
**DOUBLE BEDROOM 12' 11" (3.94m) x 9' 8" (2.95m)**

Light and spacious double bedroom with large floor level window to rear aspect with stunning outlook towards the Cathedral. T.V. point. Fitted wardrobe with hanging rail and shelving.

**BATHROOM 8' 2" (2.49m) x 6' 5" (1.96m)**

Modern white suite comprising:- low level W.C. Pedestal wash hand basin. Bath in tiled surround with mixer shower over and glass shower door. Chrome runged radiator. Recessed halogen spotlighting. Extractor fan. Shaver socket. Fitted bathroom cabinet. Opaque glazed window.





**GARAGED PARKING SPACE**

**COUNCIL TAX BAND B**

**LEASEHOLD – 170 Years**

**SERVICE CHARGE - £2587.19 per annum**

**GROUND RENT - Peppercorn**

**DIRECTIONS** The apartment building is located in the pedestrianised area of Bedford Street in the city centre. For viewings parking is available in the nearby Southernhay area or the Princesshay car parks.

TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

