Dean Clarke House, EX1

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Dean Clarke House, EX1

> This exceptional two double bedroom apartment is finished to an incredible standard and is being offered with no chain. The property has a gorgeous living space, two bathrooms, a study and mezzanine library, as well as communal grounds and gated parking.

- A beautifully presented first-floor apartment
- Part of a Grade II*listed building in the heart of Southernhay
- Superbly finished with quality fittings throughout
- Two double bedrooms with light southerly aspect
- Stunning living room with tall bay window
- Exceptional kitchen with breakfast bar
- Study plus mezzanine library, bathroom and en-suite
- Secure parking, communal gardens, concierge & gym
- No onward chain, EPC exempt

This is a fantastic opportunity to acquire a beautiful first floor apartment in the incredible Dean Clarke House, situated in the heart of Exeter's Southernhay district. The building is the former historic Devon & Exeter Hospital and is Grade II Listed, having been built in 1743 and converted to gorgeous apartments.

The main door opens into the communal hall and the concierge desk with an inner hall leading to the stairs, lift and residents gym. A lift and stairs go to the first floor and the apartment door, which leads into a lovely entrance hall, which continues to all rooms and also has a storage cupboard.

The open plan living area is a stunning room with incredible double-height ceilings and a feature central wall looking up to the mezzanine with an office area hidden behind. The living area is set within a gorgeous bay with original sash windows, with the dining area next to the stairs and glass balustrade up to the mezzanine.

A large opening leads to the kitchen, which is fitted with German hand finished units complete with silestone worktops and including a number of appliances including a Quooker mixer tap for instant boiling water. There is a fridge, separate freezer, oven, microwave, dishwasher, wine cooler, washer/dryer and a state of the art induction hob with extractor. There are ample cupboards and drawer storage along with a breakfast bar.





- Both bedrooms are generous double rooms, bedroom one has a dressing area with fitted wardrobes and an en-suite shower room with large shower and feature tiling. Bedroom two is a lovely guest bedroom with sash windows overlooking the grounds. Completing the accommodation is the family bathroom with freestanding bath, W.C and wash hand basin built into a stylish vanity unit.

Externally, there are beautifully kept grounds with various lawns, seating areas and vibrant planted areas. A useful addition is the storage area in the basement, all apartments have access to a lockable, designated storage area. There is allocated parking within the secure gated car park, each with a built in EV charging point.

This stunning apartment is available with no onward chain and viewing is highly recommended by the sole agent.

Tenure: Leasehold
Council Tax Band: C
Local Authority: Exeter
Service Charge: £5384 Annually
Ground Rent: £316 Annually
Time Remaining: 187 Years







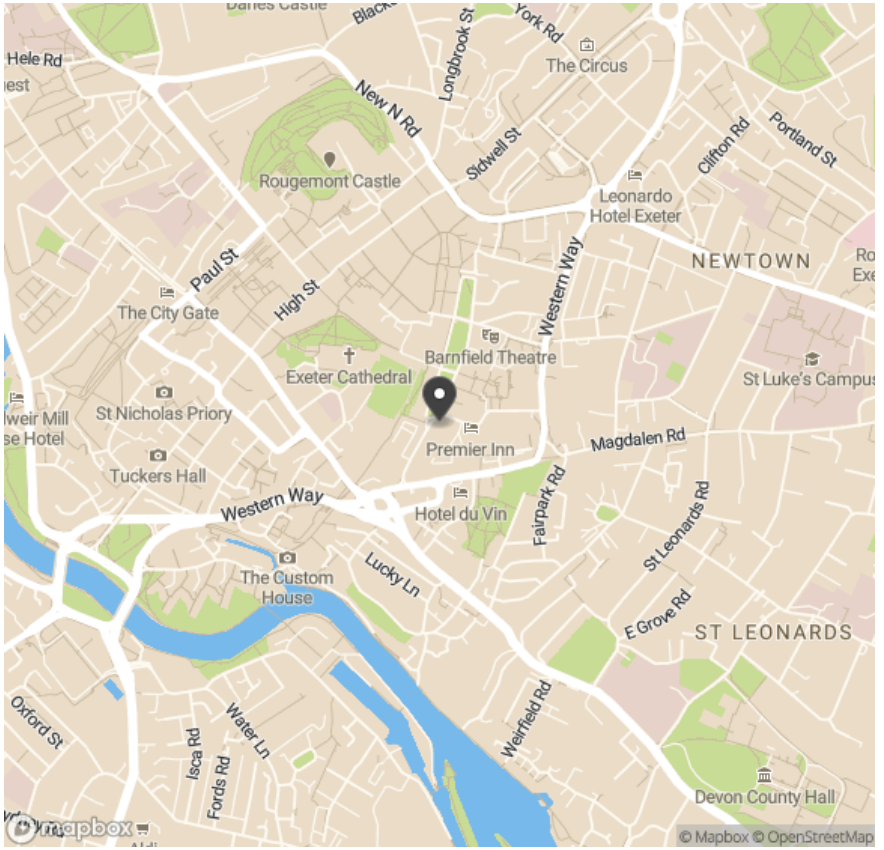






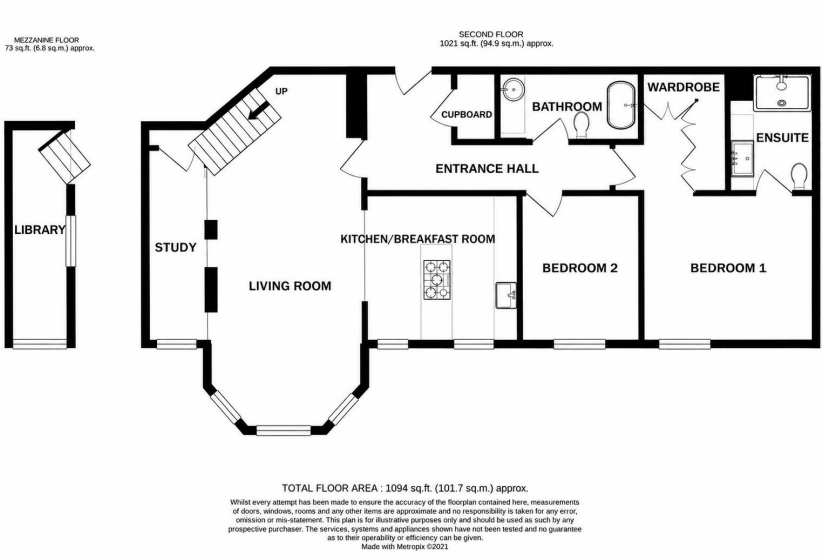
LOCATION

Property location



FLOOR PLAN

1094 sq ft (101 sq m)



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