

24 Trinity Court

Southernhay East • Exeter EX1 1PD



City centre apartment in this contemporary building overlooking leafy Southernhay

MILEAGES

Exeter Central train station about 0.4 miles

Exeter St David's train station about 1 mile

Exeter International airport about 5.4 miles

ACCOMMODATION

- Communal entrance hall
- Lift access
- Hallway
- Fully integrated kitchen
- Open plan dining/sitting room with views over Southernhay
- Two double bedrooms
- Two bathrooms (master en suite)
- Gated secure parking
- Bike store
- EPC - B

THE PROPERTY

Built by Devonshire Homes in 2015 Trinity Court stands in an enviable position within Southernhay and is finished to a superb standard throughout. The apartment itself is one of the largest and accessed via the communal hallway with an intercom system, lift which provides access to all floors within the complex or the stairway. The entrance hall has two useful storage cupboards, one housing the washing machine. The open plan and sociable kitchen/living room is L shape and enjoys wonderful views over Southernhay green and the treetops. The kitchen is fully integrated with a good range of wall, base and draw units. There are two double bedrooms both with built in mirror fronted wardrobes and the master which also faces the Southernhay green enjoys an en suite shower room. There is a further bathroom accessed via the hallway.

This property's secure gated parking space is located below and accessed via electric gates of Southernhay East. There is also a covered bike store and bin store.

SITUATION

Southernhay (meaning 'southern enclosure') has been known by this name as far back as 1265 and is just outside the city

wall. Southernhay has been described as one of the most iconic, tree-lined streets in England and is bordered with fine Georgian buildings and tastefully designed modern offices, this is the heart of Exeter's commercial area with solicitors, estate agents, 24-hour gym, hotels and restaurants.

Just a stone's throw from the Princesshay shopping centre and the Cathedral, as well as the extensive range of shops and restaurants, museum and theatres. Exeter provides a number of very good private and state schools together with a red brick university and college. Exeter also boasts Exeter City Football Club, Exeter Chiefs Premiership rugby club and a David Lloyd sports centre. Rail links to London Paddington take just over 2 hours and Exeter International airport is just 6 miles away.

SERVICES

Mains electricity, gas, water and drainage. Communal gas central heating.

OUTGOINGS

Exeter City Council - 01392 277888. Council Tax band D.

Leasehold - 999 years from March 2012.

The vendor advises the maintenance charge is currently £3,900 per annum with a 'peppercorn' ground rent.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

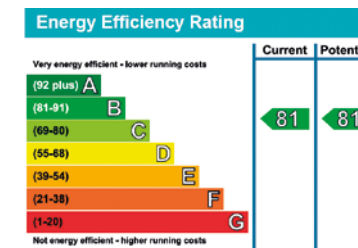
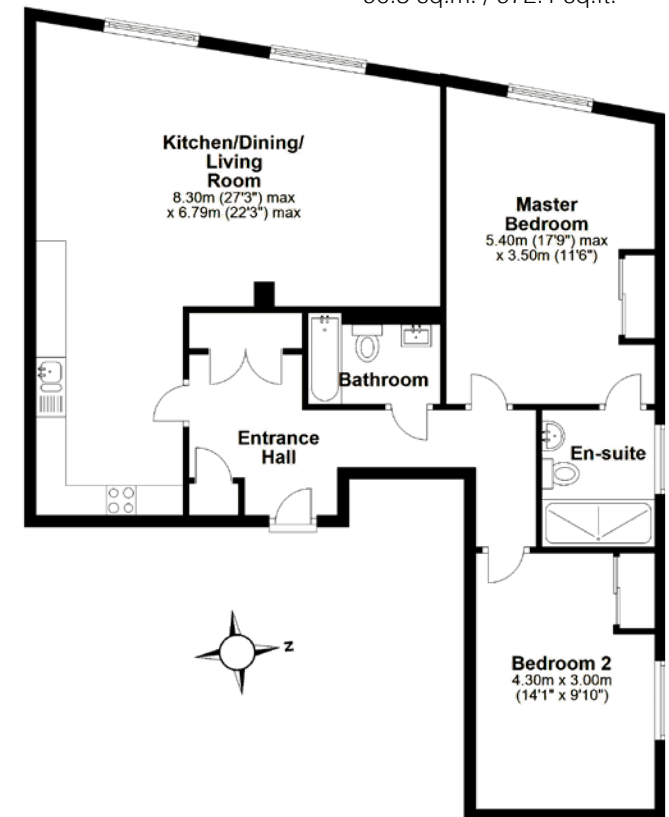
DIRECTIONS

From the Savills office in Exeter head towards the city centre on Dix's field. Take the first left onto Southernhay East and cross over Barnfield Road. Trinity court will be found shortly along Southernhay East on the left hand side.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

Approx. Area
90.3 sq.m. / 972.1 sq.ft.



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