



Mount Dinham Court, Exeter, EX4 4FX

£300,000

A stylish two double bedroom apartment in a converted Victorian school, featuring high ceilings, open plan living, integrated kitchen appliances, built in wardrobes, ensuite, and allocated underground parking. Ideally located near Exeter Central station.

Winkworth

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Nestled within a striking Grade II listed Victorian building, this apartment is an exceptional first floor apartment offering spacious, elegant living with a refined mix of period charm and contemporary design. Located in the desirable Mount Dinham area of Exeter, this home forms part of an exclusive development that once housed a school, now beautifully converted to retain its historic character while providing stylish, modern accommodation.

As you enter the apartment, you are immediately greeted by a wide, welcoming entrance hall that sets the tone for the space beyond. High ceilings, large sash style windows, and original architectural features reflect the building’s heritage and allow natural light to pour in throughout the day.

The open plan kitchen, dining and living area is the heart of the home. It is thoughtfully designed to suit both everyday living and entertaining. The kitchen features sleek modern units, integrated appliances including a fridge/freezer and dishwasher, and ample worktop space. The generous living area includes a feature electric fireplace, offering a warm and cosy focal point ideal for relaxing evenings. This open space is both practical and inviting, with defined zones for dining, cooking and socialising.

The apartment includes two well proportioned double bedrooms, both of which benefit from built in wardrobes, offering excellent storage while maintaining clean lines and open floor space. Bedroom One enjoys the privacy and convenience of an en-suite shower room, fitted to a high

standard. The second bathroom, located off the main hallway, is equally well finished and features a modern suite including a bath with shower over.

Throughout the property, the sense of space and light is accentuated by the building’s original architecture. Contemporary finishes blend seamlessly with the historical structure, offering a truly unique living experience that is rare to find in central Exeter.

Outside, residents have access to beautifully landscaped communal gardens which provide a peaceful retreat from city life. The property also includes an allocated space in a secure underground car park, with additional visitor parking available.

Overall, this apartment is a spacious two double bedroom first floor apartment in a converted Victorian school. Features include high ceilings, a light filled open plan kitchen and living area, ensuite to bedroom one, and an additional family bathroom. Presented with contemporary fittings, and central heating throughout.

COUNCIL TAX: Band C

SERVICES: Mains Electric, Water & Drainage

BROADBAND: Fibre to the Cabinet

MOBILE: Signal Dependant on Provider

HEATING: Mains Gas Central Heating

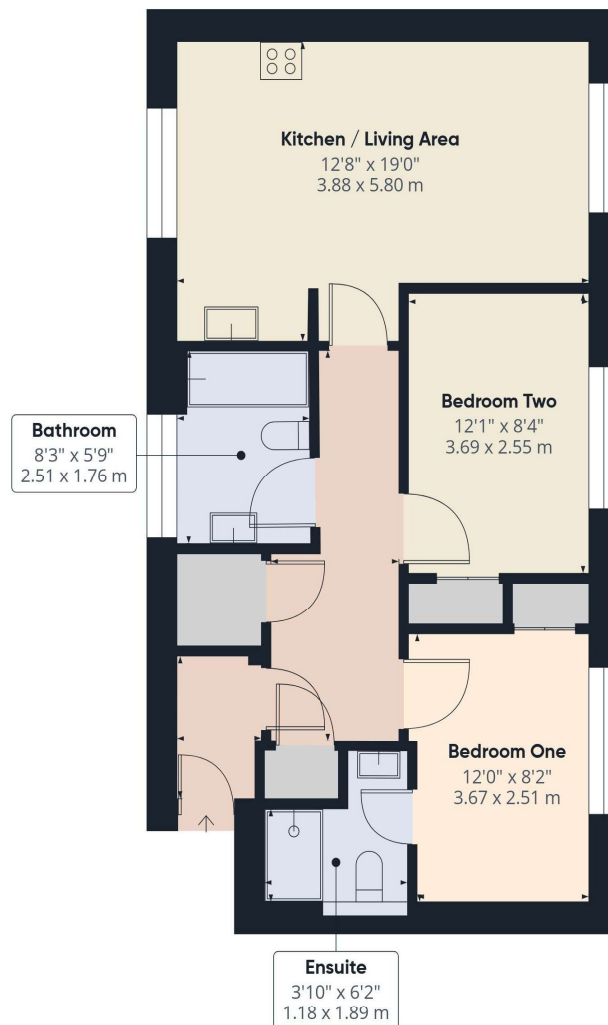


At a Glance:

First Floor Spacious Apartment
 Two Double Bedrooms with Built in Wardrobes
 Family Bathroom
 Ensuite
 Underground Allocated Parking and Visitor Parking
 Open Plan Kitchen/Living/Dining
 Ample Storage Throughout
 NO CHAIN

PROPERTY INFORMATION:

COUNCIL TAX: Band C
 MAINS: Electric, Gas, Water and Drainage.
 TENURE: Leasehold. 199 years from 25 March 2008
 HALF YEARLY BLOCK SERVICE CHARGE: £631.21 for the period 01/04/25 - 30/09/25
 HALF YEARLY ESTATE SERVICE CHARGE: £273.19 for the period 01/04/25 - 30/09/25
 YEARLY INSURANCE: £355.17 for the period 01/07/24 – 30/06/25
 GROUND RENT: £258.63 for the period 01/01/25 to 31/12/25



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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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