



Dean Clarke House, Exeter, EX1 1AP

£550,000

An exceptional two-bedroom, two-bathroom apartment set within the iconic Dean Clarke House, offering high-spec contemporary interiors in a prestigious city-centre location. Featuring a spacious open-plan kitchen/living area, luxurious finishes, allocated parking space, and superb access to Exeter's shops, dining, and transport links,

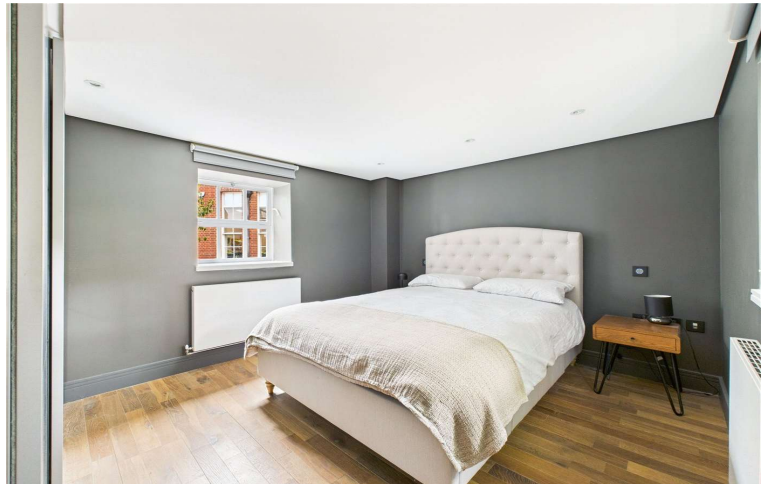
Winkworth

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Situated in the heart of Exeter within the prestigious Dean Clarke House development, this impressive two-bedroom, two-bathroom apartment offers modern, high-specification living with a light, open-plan design. Perfectly positioned for city life, it combines contemporary style with the character of a landmark building.

Property

Welcome to this beautifully presented and spacious two-bedroom, two-bathroom apartment, perfectly positioned to offer both modern comfort and stylish living. From the moment you step inside, you're greeted by a bright and welcoming hallway, setting the tone for the rest of this impressive home.

At the heart of the property is a stunning open-plan kitchen, dining, and living space, designed with contemporary living in mind. The kitchen is fitted with sleek, modern cabinetry and high-specification integrated appliances, including a double oven, wine cooler, fridge/freezer, dishwasher, washing machine, and electric hob. Generous worktop space and a large central island with breakfast bar seating make this kitchen as practical as it is stylish — ideal for cooking, casual meals, or entertaining guests.

The kitchen flows effortlessly into a spacious living area, featuring wide-plank wood flooring and clean, modern finishes throughout. This versatile space is bathed in natural light, thanks to full width sliding glass doors that open directly onto a patio area at the front of the property.

Whether you're hosting friends, enjoying a quiet night in, or working from home, this open-plan layout adapts perfectly to your lifestyle.

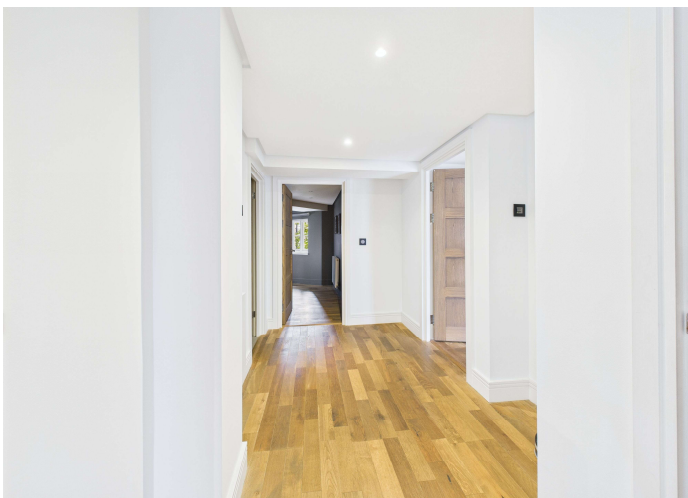
The principal bedroom is a true retreat — a generously sized double room benefiting from a sleek en-suite shower room finished to a high standard with contemporary fittings, tiling, and a walk-in shower. The second double bedroom is equally well-proportioned, with large windows allowing for an abundance of natural light and is served by a beautifully appointed main bathroom with a full-size bath and modern suite.

This property also benefits from an allocated parking space with an electric vehicle (EV) charging point, access to communal garden areas, a resident's gym, and a lockable storage area.

Set within a well-maintained modern development, this apartment is ideal for professionals, couples, or downsizers looking for low-maintenance, high-quality living with excellent transport links and local amenities close by.

Location

Dean Clarke House is one of Exeter's most recognisable and desirable addresses, offering a blend of period architecture and modern luxury. Its city-centre location means you're just moments from the Quayside, Princesshay shopping centre, and Exeter's vibrant restaurant and café scene, with excellent transport connections nearby.



At a Glance:

Ground Floor Apartment
 Two Generously Sized Double Bedrooms
 Two Modern Bathrooms
 Spacious Open-Plan Kitchen, Dining, Living Area
 Contemporary, High-Spec Finishes Throughout
 Allocated Parking Space with EV Charger
 NO CHAIN

PROPERTY INFORMATION:

Leasehold
 Lease - 198 years from 2015

Council tax Band: D

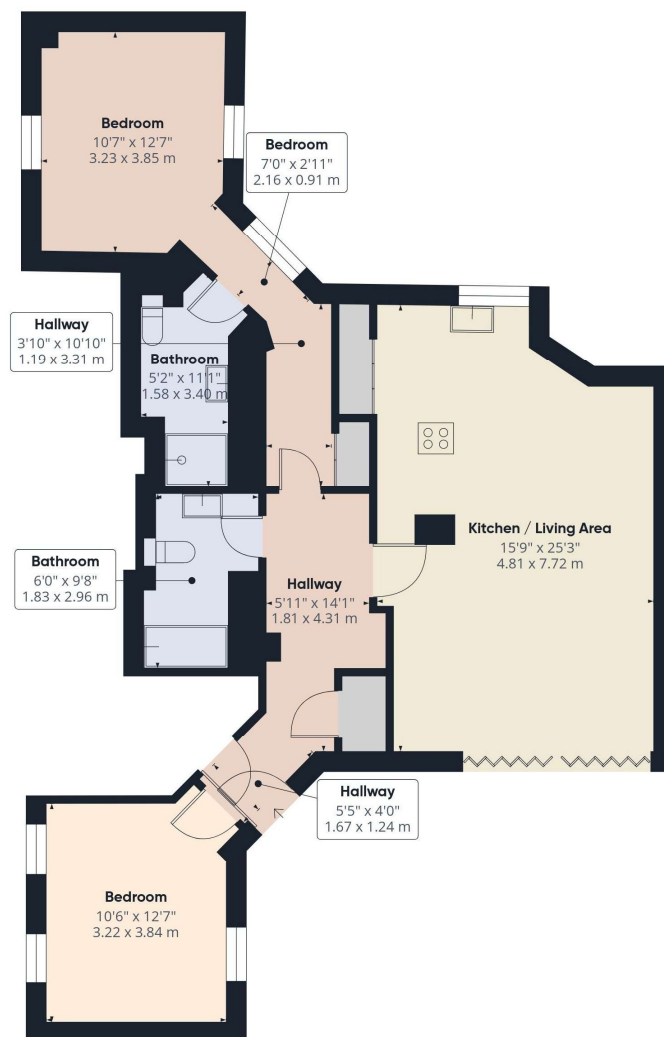
Mains electric, gas, water and drainage.

Ground Rent - £328.82

Service Charge - £4,722.54 per annum

Mobile - Signal dependant on provider

Broadband - Ultrafast - 1000Mbps - 100Mb



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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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