



£165,000

**Flat 25, Bedford House,  
Bedford Street, Princesshay, Exeter, EX1 1LR**

**Hall & Scott**  
ESTATE & LETTING AGENTS  
01395 265530



**A most appealing first floor apartment,  
located within the heart of the City  
and enjoying a pleasant outlook across  
Princesshay Square,  
handy for the shops and communication links.**

**Reception Hall,  
Open Plan Lounge/Diner/Kitchen,  
Double Bedroom, Shower Room/W.C.  
Bike Storage Available.**

**No Chain**

#### **Location**

Bedford House is situated in the heart of Exeter within Princesshay, a fashionable and vibrant development. Exeter is a historic cathedral city in Devon, renowned for its Roman heritage, excellent shopping, and thriving cultural scene. The city offers a strong sense of community alongside modern amenities, making it popular with families, professionals, and retirees alike.

The property is 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.

## MAIN COMMUNAL ENTRANCE DOOR

Located on the Pandora corner of Bedford House - opposite the Nationwide Building Society. Intercom System.

## COMMUNAL ENTRANCE HALL

Staircase and lift rising to:-

## FIRST FLOOR LANDING

Private front door to:-

## HALLWAY

Entry phone. Night storage heater.



## OPEN PLAN LOUNGE/DINER/KITCHEN 20' 9" (6.32m) x 14' (4.27m) Overall

Light and bright with twin good sized double glazed windows enjoying a lovely outlook towards the Cathedral. Twin night storage heaters. Airing cupboard with hot water cylinder, twin immersion heaters and shelf.

## KITCHEN AREA

Stainless steel sink unit and electric hob set in run of worktop surface having cupboards, drawers, washer/dryer and electric oven under. Tiling over work surface. Cooker hood. Integral fridge/freezer. Twin wall cabinets. Tall window.

## DOUBLE BEDROOM 10' 4" (3.15m) x 9' 5" (2.87m)

Tall window. Night storage heater. Double wardrobe/cupboard.

## SHOWER ROOM/W.C.

White suite comprising:- good size shower. Wash basin recessed into extended vanity surface incorporating low level W.C. with concealed cistern. Electric towel rail. Mirror with striplight over. Extractor fan.

## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

**B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

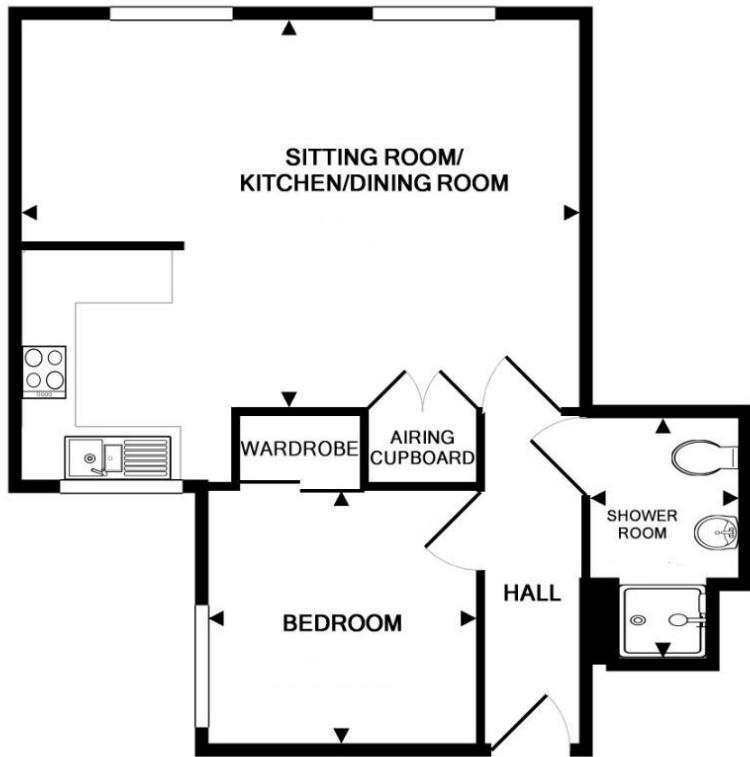
(1-20) **G**

Not energy efficient - higher running costs

Current Potential

75

66



#### DIRECTIONS

The entrance is located on the Pandora jewellers side corner of the building - opposite the Nationwide Building Society.

#### BIKE STORAGE AVAILABLE

#### COUNCIL TAX BAND B

#### LEASEHOLD

**GROUND RENT** - £100 per calendar month

**SERVICE CHARGE** – £2,587.19 per annum

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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 particular, 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.