



£285,000

Flat 5 Canon House, 32 Bedford Street, Exeter, EX1 1GL



01395 265530



An exciting opportunity to buy a superb one bedroom first floor apartment in the prestigious Princesshay development which is located in the heart of the city, with an array of amenities to hand including easy access to the nearby shops, cafes and restaurants and also public transport connections, with the benefit of a garaged parking space and superb view of the Cathedral.

The apartment has been finished to a very high standard throughout comprising:-

**Open Plan Sitting/Dining Room/Kitchen**  
**Double Bedroom With Views Of The Cathedral**  
**Bathroom**  
**Garaged Parking Space**

**No Chain**

#### **LOCATION**

Canon House is situated in the heart of Exeter in Princesshay, a fashionable and vibrant development. It is close to the Cathedral and is ideally placed for a wide range of quality retailers and restaurants.

Exeter benefits from excellent transport connectivity. The M5 motorway provides access from Exeter to Bristol within 1 hour 35 minutes and Birmingham within 2 hours 50 minutes. The city also has an international airport 5 miles from the centre. Exeter is the main railway hub for the south-west and has three railway stations. Exeter's St David's station provides direct access to Paddington within 2 hours and 15 minutes. Public transport within Exeter is generally through bus routes and operates city-wide.

**Communal Entrance Door to:-**

**COMMUNUAL HALLWAY** Stairs and lift to first floor.

**ENTRANCE HALL**

Part glazed front door to attractive entrance hallway with wood effect flooring. Entry phone. Door to spacious storage cupboard housing the central heating boiler. Doors leading off to:-

**OPEN PLAN SITTING/DINING ROOM/KITCHEN**

**SITTING/DINING ROOM AREA 20'10 x 12' 2" (6.35m x 3.71m)**

A spacious and bright open plan room. Wood effect flooring. Recessed halogen spot lighting. Sliding patio door to:-

**BALCONY 8' (2.44m) x 4' (1.22m)** Timber decked flooring.

**KITCHEN AREA** Modern quality kitchen in white gloss finish with excellent range of base and wall units. Marble worktop with matching splashback. Inset stainless steel sink with drainer. Integrated Neff electric oven and halogen hob with stainless steel cooker hood over. Integrated appliances including:- fridge and freezer, washing machine and dishwasher. wood effect flooring.

**DOUBLE BEDROOM 12' 11" (3.94m) x 9' 8" (2.95m)**

Light and spacious double bedroom with large floor level window to rear aspect with stunning outlook towards the Cathedral. T.V. point. Fitted wardrobe with hanging rail and shelving.

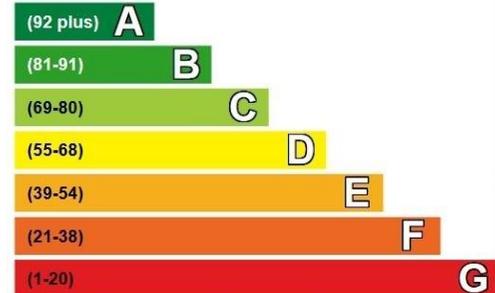
**BATHROOM 8' 2" (2.49m) x 6' 5" (1.96m)**

Modern white suite comprising:- low level W.C. Pedestal wash hand basin. Bath in tiled surround with mixer shower over and glass shower door. Chrome runged radiator. Recessed halogen spotlighting. Extractor fan. Shaver Point. Opaque glazed window.



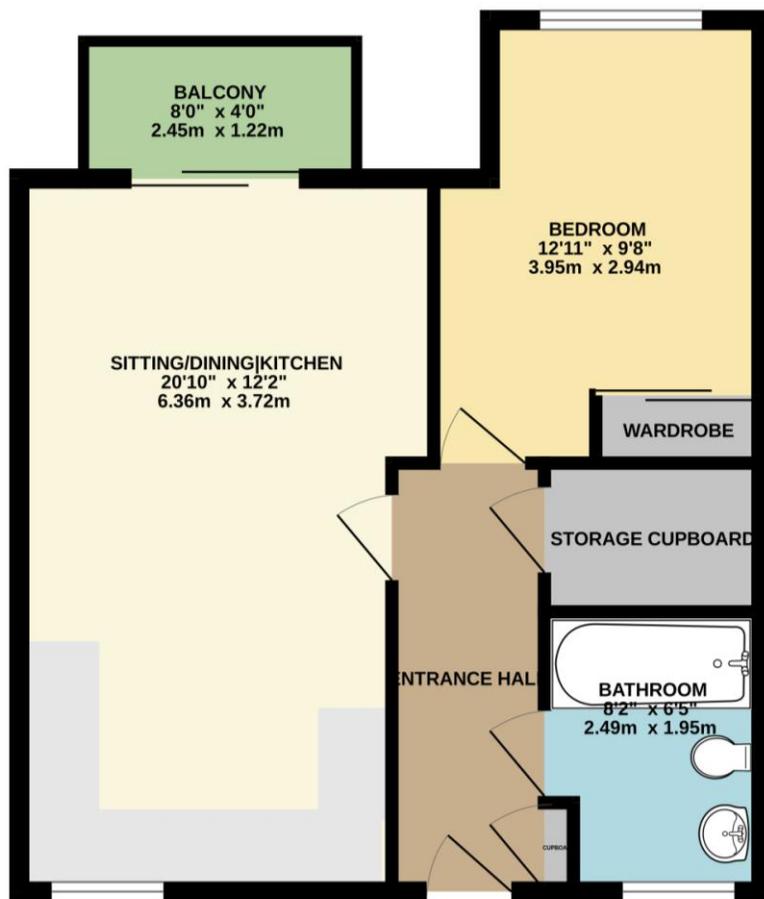
**Energy Efficiency Rating**

Very energy efficient - lower running costs



Current	Potential
66	68

Not energy efficient - higher running costs



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GARAGED PARKING SPACE**

**COUNCIL TAX BAND B**

**LEASEHOLD - 171 Years Remaining – recently extended by 90 years**

**QUARTERLY SERVICE CHARGE - £100 per annum**

**DIRECTIONS** The apartment building is located in the pedestrianised area of Bedford Street in the city centre. For viewings parking is available in the nearby Southernhay area or the Princesshay car parks.

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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 particulars, 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.

