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LETTINGS & PROPERTY MANAGEMENT

Flat 13, Dean Clarke House, Southernhay East, Exeter, Devon, EX1 1AP.

Exceptional state-of-the art first floor two double bedroom apartment within this prestigious development in the heart of the city.







Rent £2,600 per calendar month

Deposit £3,000

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: 30th October 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

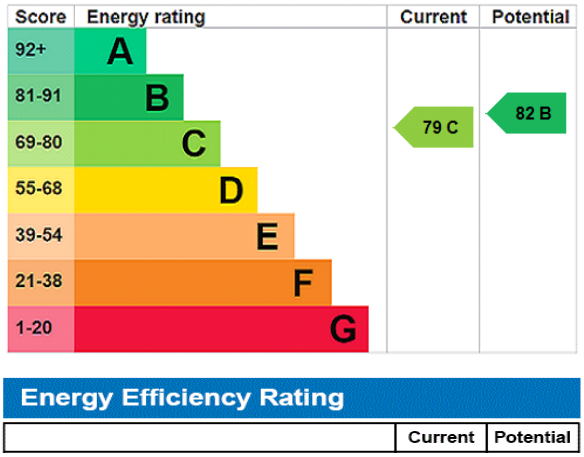
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Holding Deposit: £600

Payable upon application approval and offset against the first month's rent



OVERVIEW

- Council tax band D
- Exceptional two double bedroom apartment
- Centrally located in Exeter's 'Mayfair'
- Open plan living/dining/kitchen space
- Contemporary bathroom and en-suite
- Allocated parking in secure car park
- EPC 'C'

DESCRIPTION

This wonderful two bedroom light and spacious apartment offers city living at its best. Set within the prestigious Dean Clarke development in the heart of the town centre, benefitting from a large communal entrance with full concierge service and mail area. Offering an open plan living space, including superior fittings throughout with contemporary bathroom and en-suite to the master bedroom as well as comprehensive kitchen, appliances and quality fitted units. The apartment further benefits from a gated parking space as well as communal gardens amongst other facilities including gymnasium.

SITUATION

MASTER BEDROOM 11' x 23' max (3.35m x 7m max)
This room does not disappoint with three tall sash windows over-looking the communal gardens to the rear of the development. There is a comprehensive range of fitted wardrobes.

ACCOMMODATION COMPRISES Generous entrance hallway provides two good size storage cupboards with lighting which house the consumer units and boiler respectively. Engineered wood flooring and motion sensor lighting.

EN-SUITE The en-suite continues to impress, also with underfloor heating, shaving point and comprising a double shower cubicle, low level WC and generous sink unit.



BEDROOM TWO 12'6" (3.8) x 9' (2.74) into recess
Good size second bedroom with a tall sash window to the rear and fitted wardrobes.

OPEN PLAN LIVING/KITCHEN 28'11" max x 20'4" max (8.81m max x 6.2m max)
The open plan kitchen/dining/living space is vast with plenty of light from the four tall sash windows overlooking the rear of the development. Engineered flooring throughout and plenty of power and media points. High quality kitchen units

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with soft close drawers and cupboards, wine cooler and integrated Miele fridge/freezer, Miele fan oven and conventional oven, Miele dishwasher, space for washing machine and four ring induction hob with integral extractor fan. There is a generous breakfast bar, giving a good definition of space between the kitchen and dining areas with pendant bar lighting above. Large storage cupboard to kitchen space and intercom panel in living area.

BATHROOM 8'9" x 8'4" max (2.67m x 2.54m max) The main bathroom benefits from underfloor heating and a beautiful suite comprising freestanding bath, sink unit and low flush wc as well as contemporary wall mounted towel rail and shaver point.

TENANCY INFORMATION The property will be available for rent from October 2026 at £2,600 per calendar month (excluding bills).

To secure your application for this desirable property, a holding deposit of £600 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.

Prior to moving in, a deposit of £3000 and the first month's rent must be paid.

All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.

Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.

SERVICES Information provided by the landlord-

BROADBAND-Potential to connect to BT, Sky and Virgin in the area.
PARKING- Secure allocated parking
SERVICES- water mains and electric mains.
COUNCIL TAX- D



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