



1st Floor Apartment Central Exeter

CHECK OUT this 1st floor Apartment in central Exeter, just a short distance from RD&E Exeter Hospital, local Parks, Shops, Schools, Golf Range, Amenities, Public Transport, University & City Centre. Edwardian style building + OFF ROAD PARKING. Living Room Open Plan to Kitchen, 2 Bedrooms & modern internal Shower Room.

56C Polsloe Road | Exeter | EX1 2DS



thoroughly good property agents



PROPERTY TYPE

1st Floor Apartment



SIZE

506 sq ft



LOCATION

City Centre



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Heating



PARKING

Off Road Parking



OUTSIDE SPACE



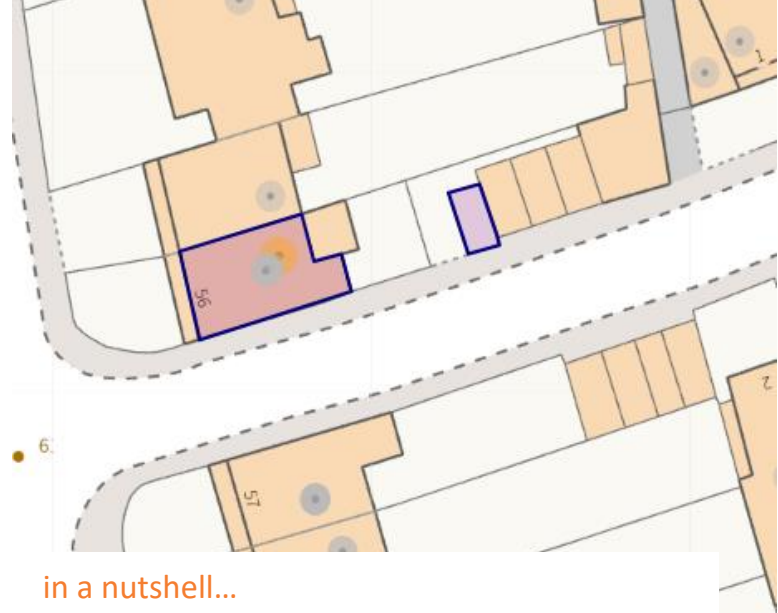
EPC RATING

71C



COUNCIL TAX BAND

A



in a nutshell...

- 2 Bedrooms
- Open Plan Live/Eat
- Lots of natural light
- Modern Internal Shower Room
- Off Road Parking
- Ideal First Time Home
- Potential Buy To Let Investment
- Close to RD&E Exeter Hospital
- All Shops, Amenities, Transport & City Living
- Some internal pictures have been visually furnished



the details...

CHECK OUT this 1st Floor Apartment in Central Exeter.

Located just a short walk from local Shops, Schools, Pubs, Bus Routes, Golf Driving Range, Exeter City Centre & RD&E Hospital Exter, this Apartment would make a great First Time Buy, second 'lock up and go' Home or Buy To Let Rental option.

A Traditional late Victorian/early Edwardian style building with ornate portico over the front Entrance. The Communal Entrance Hall accessed via the front leads directly to the Apartment.

The inner Hallway of the Apartment leads directly to the second Bedroom overlooking the front with a PVCu double glazed window, wall mounted electric radiator and storage cupboard and to the main Open Plan Live/Eat space with Kitchen Area.

The Living Room with wooden floor overlooks the front with a large PVCu double glazed window giving plenty of natural light. Open there is a modern Kitchen off to the side with a range of wall and base units, work surfaces, space for fridge/freezer, washing machine, electric cooker, hob and cooker hood, wood effect work surfaces, tiled splash backs and sink drainer.

From the inner hallway leading to the rear is a very nice modern internal Shower Room. Tiled floor, part tiled surrounds, wall mounted sink, w.c and walk in shower cubicle with a heated electric towel rail.

To the rear of the Apartment is the main Double Bedroom again with plenty of natural light and a window overlooking the rear Parking area and storage cupboard.

The Apartment is self managed by the Leaseholders with a share of Freehold under 56 Polsloe Road 56 Limited

Tenure: Leasehold

Service Charge - currently no service charge is payable with all maintenance costs split 4 ways on a 25% share responsibility of the 4 Apartments.

Ground Rent is Peppercorn Ground Rent.

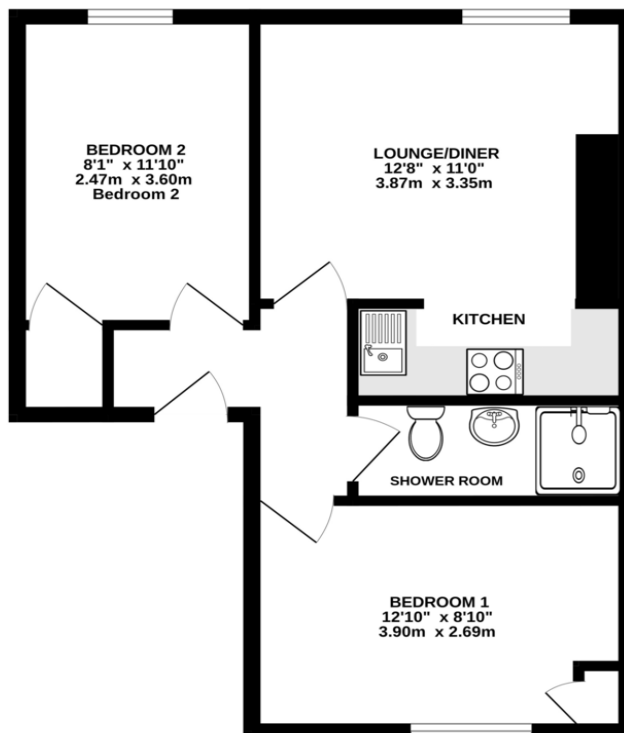
An allocated Off Road Parking Space is included in the sale.

Council Tax Band Band A



the floorplan...

FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 506sq.ft. (47.0 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.
Made with Metropix ©2024

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.





Need a more complete picture? Get in touch with your local branch...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.