



9 Pamela Road

Exeter, EX1 2UF

A large, bay fronted mid terraced house, affording extended and well presented family sized accommodation throughout. The property was built circa 1929 and comes with four bedrooms, family bathroom, two separate reception rooms and a fitted kitchen. Originally a three bedroom house, the property has been significantly enhanced in recent times by a stunning master bedroom attic conversion with en-suite shower room. The home is equipped with gas central heating (new boiler installed 2025) and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, a generous rear garden awaits, providing a safe, secure and well-established area for pets, family gatherings and children to play. A covered area provides sheltered seating space and access to a storage outbuilding and outside WC. With some investment involving a rear extension, the property could enjoy the convenience of having a downstairs cloakroom WC within the house. A detached outbuilding/large shed at the bottom of the garden offers secure storage for motorbikes/bicycles, while a gate provides easy access to the service lane. The front garden offers potential to be converted into off road parking for two vehicles.

Situated in a sought-after residential area, this property is well-connected by public transport, with bus routes and Polsloe Bridge train station nearby, making commuting to the city centre and beyond a breeze. Local schools, hospitals, and a variety of shops and amenities are all within a comfortable walking distance, enhancing the appeal of this location. A Morrisons Daily is just at the end of the road.

Guide Price £410,000

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- Reception Hall
- 4 Bedrooms (one en-suite shower room)
- Sizeable Rear Garden
- Potential to Create Two Parking Spaces
- 2 Reception Rooms
- Modern Family Bathroom
- Outside WC and Brick Outhouse
- Fitted Kitchen
- Gas Central Heating & uPVC Double Glazing
- Outbuilding/Large Shed

Reception Hall

15'10" x 6'0" (4.83m x 1.83m)

Lounge

14'7" x 13'8" (4.45m x 4.18m)

Dining Room

12'5" x 10'9" (3.80m x 3.28m)

Kitchen

9'0" x 8'11" (2.76m x 2.72m)

Landing

Bedroom 2

14'7" x 10'9" (4.45m x 3.30m)

Bedroom 3

12'6" x 10'9" (3.82m x 3.29m)

Bedroom 4

8'11" x 8'5" (2.74m x 2.58m)

Bathroom

8'10" x 6'3" (2.71m x 1.93m)

Master Bedroom

18'5" x 14'3" (5.62m x 4.36m)

En-Suite Shower Room

7'1" x 7'0" (2.16m x 2.14m)

Garden/Potential Parking

Outbuilding/Large Shed

16'0" x 9'2" (4.90m x 2.80m)



Directions



Floor Plan



Total area: approx. 130.4 sq. metres (1403.2 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
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