



FRANCIS LOUIS  
Residential



Polsloe Road, Exeter, EX1 2EA  
Guide Price £850,000 to £900,000





Offers Over £800,000

# Polsloe Road

Exeter, EX1 2EA

- Self contained one bedroom flat
- 2 shower rooms
- Garage
- Views
- 5 bedrooms
- Garden
- Great condition
- No chain

Discover this charming 5-bedroom period home, perfectly situated in a sought-after central location with captivating views and a convenient one-bedroom apartment. Revel in the luxury of a generous lounge, a newly refurbished kitchen/dining room, and two shower rooms, all amidst the tranquility of an enclosed walled garden. Additional perks include a garage and the aforementioned self-contained apartment, featuring a double bedroom, a lounge/dining area, a kitchen, and a shower room. With the added advantage of no onward chain, embrace the chance to call this property your new home.



## Main House

### Vestibule

Solid door to the front aspect, stained glass door to the hallway,

### Hallway

Stairs to the first floor, radiator, two storage cupboards, door to the rear garden, further doors to,

### Lounge

A floor to ceiling bay sash window to the front aspect with window shutters, wooden floorboards, two radiators, feature fireplace, double doors to the kitchen,

### Kitchen/Dining Room

A range of matching floor and wall mounted units with a solid worktop, integral double oven, inset hob, space for fridge/freezer, space for washing machine, space for a dining table, bay window to the rear aspect, tiled floor,

### Landing

Stairs to the second floor, radiator, storage cupboard, window to the rear aspect, doors to,

### Bedroom 1

Window to the rear aspect, radiator,

### Bedroom 2

Window to the front aspect, radiator,

### Shower Room

A walk in double shower, a low level w/c, a wash hand basin, tiled floor and surround, radiator, window to the front aspect,





Second floor landing  
Window to the rear aspect, doors to,

Bedroom 3  
Window to the rear aspect, radiator,

Bedroom 4  
Window to the front aspect, radiator,

Bedroom 5  
Window to the front aspect, radiator,

Shower Room  
A walk in shower, a low level w/c, a wash hand basin,  
Self contained flat.

Vestibule  
Double glazed door to the front aspect, door to,

Lounge/Diner  
Double glazed window to the front aspect, 2 x radiator,

Inner Hallway  
Doors to,

Kitchen  
A range of matching floor and wall mounted units with a solid worktop, integral oven with hob over, integral fridge/freezer, inset sink, space for washing machine, breakfast bar with stools under, radiator, double glazed door and window to the rear garden.

Bedroom 1  
Double glazed window to the rear aspect, radiator,

Shower Room  
A walk in shower, a low level w/c, a wash hand basin,

Outside Front  
There is an enclosed front garden, there is a pathway to main house front door and the apartments main front door.

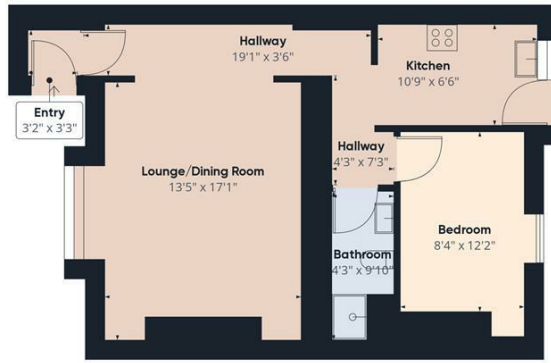
Outside Rear  
To the rear of the house there is a walled garden with a mixture of mature trees and shrubs. The garden is mainly laid to lawn.

Garage  
There is a garage in a nearby block.

Agents Notes  
These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







Self contained basement Flat



Ground Floor



Approximate total area\*  
2328.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

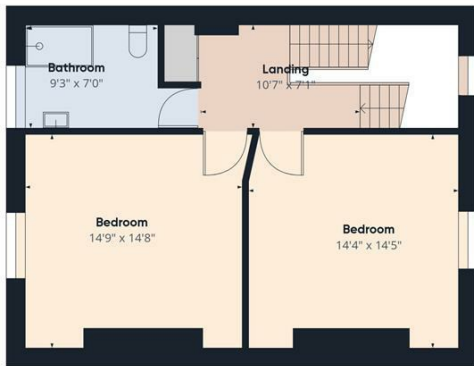
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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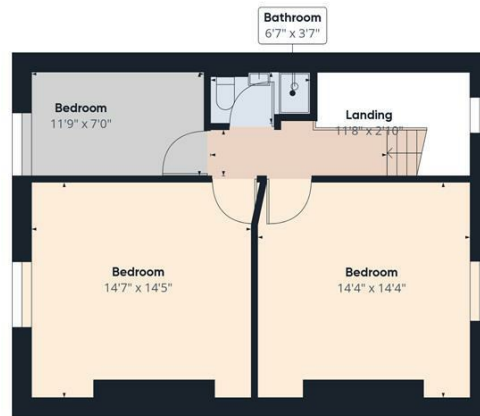


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Floor 1



Floor 2

