



58 Polsloe Road



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Polsloe, Exeter, EX1 2EA

Exeter city centre 0.7 miles, RD&E hospital 0.7 miles.

GUIDE PRICE RANGE - £900,000 - £950,000

A beautifully presented period townhouse with six bedrooms in total. Recently refurbished to an exceptional standard by the architect owner, this stunning property is conveniently located in a highly desirable location with the benefit of a spacious two-bedroom lower ground floor apartment with separate access, an attractive rear garden, splendid views over the city towards the Cathedral and on street resident's parking with a separate garage.

- A six-bedroom, unlisted early Victorian period house
- Architecturally renovated throughout
- Large mature and maintained rear garden
- Residents parking and garage
- Council Tax Band - F
- Lower ground floor 2 bedroom apartment with separate access
- Beautiful period features
- Stunning views over the city, cathedral and rolling hills.
- EPC - C
- Freehold

Guide Price £900,000

SITUATION

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Polsloe Road is conveniently located between Heavitree and St Leonards, on the eastern side of the cathedral and the University City of Exeter. The property is a short walk from Waitrose, The Royal Devon and Exeter Hospital, the University and the city centre. It benefits from amenities, including excellent private and state schooling, shops and easy access to Exeter bus station. Exeter affords a fantastic range of amenities, sporting and leisure facilities and exceptional shopping and dining opportunities.

The M5 is easily accessible to the east of the city at junction 29, which links to the A30 and A38 trunk roads. Two mainline railway stations on the Paddington and Waterloo lines are nearby, as is an international airport with daily flights to London.



DESCRIPTION

This is a rare opportunity to purchase a charming 6-bedroom period townhouse in this popular residential area, having recently undergone a complete architect-led renovation. This sale includes a beautiful and spacious ground-floor 2-bedroom apartment. Built around the middle of the 19th Century, the property is beautifully presented. It retains many features associated with the early Victorian period of architecture, including high ceilings, spacious rooms and abundant natural light. On the ground floor is a splendid sitting room with an attractive period fireplace and an impressive modern kitchen and dining room overlooking the garden. The first floor has two very large double bedrooms and a stunning shower room, and on the top floor are two further bedrooms with spectacular views across the City and another shower and utility room. To the rear is an extensive attractive garden, adjacent single garage in a block and residents parking.

ACCOMMODATION

From the front garden, stairs rise to a solid wood door opening into an entrance hall with an internal opening into the hall with a delightful staircase rising to the first floor. There is a beautiful sitting room with a bay window to the front and a high ceiling, creating a lovely light reception room with recently installed flooring, cast iron radiators and a feature period fireplace. To the rear is a fantastic modern kitchen/dining room, recently installed with a range of top-end modern fitted appliances, including an induction hob, dishwasher, hi-level oven and fitted microwave. French doors open to a Juliet balcony overlooking the garden, a lovely addition to the room. On the first floor are two double bedrooms, one overlooking the garden and one to the front, a stunning shower room with black tiled flooring, fitted electric toothbrush points, a vanity unit, and a low-level WC. Stairs rise again to the top floor where there are two further double bedrooms, both with stunning views over the City, Cathedral and the countryside views beyond, to the front and rear. On this floor is another impressive newly installed shower room with a walk-in shower, hand wash basin and W.C. Cleverly designed, a utility area with a washing machine and tumble dryer, meaning washing doesn't have to be carried up and down to the kitchen.

SEPARATE APARTMENT

Accessed from a separate staircase from the front is a very well-presented lower ground floor 2-bedroom apartment that has also been renovated to an exceptional standard. There is an open plan kitchen/dining/living space, with modern kitchen units fitted with a range of integral appliances, a feature-painted brick fireplace, and likely the house's original 'servant's quarters'. Both bedrooms are doubles; another well-appointed shower room and a separate door give access to the garden a great addition to the house that could be used for rental purposes or housing a dependent relative. The respective properties also benefit from extensive soundproofing.

SERVICES

All mains services, gas central heating.

DIRECTIONS

From the centre of Exeter, head along Heavitree Road turning left into Gladstone Road. Continue past Waitrose and the hospital and at the end of the road turn right into Posloe Road and the house is immediately on the left hand side.

OUTSIDE

To the front is an enclosed garden with a lawn and a helpful bin storage area. To the rear is a very large city garden, fully enclosed by a brick wall with several mature plants and shrubs, an area of grass and gravelled seating space for outside dining. There is an adjacent single garage.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2494 sq ft / 231.7 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 2651 sq ft / 246.2 sq m
 For identification only - Not to scale

Garage
5.88 x 2.45m
193 x 82

Lower Ground Floor
 Bedroom 6: 3.00 x 2.82m (9'10 x 9'3)
 Bedroom 5: 4.60 x 3.92m (14'5 x 12'
 Kitchen / Dining / Sitting Room: 5.16 x 4.07m (16'11 x 13'4)

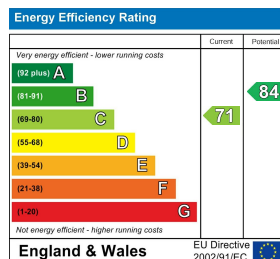
Ground Floor
 Kitchen / Dining Room: 4.38 x 4.26m (14'4 x 14'
 Sitting Room: 5.31 x 3.31m (17'5 x 10'9)

First Floor
 Bedroom 3: 4.44 x 4.37m (14'7 x 14'4)
 Bedroom 1: 4.52 x 4.41m (14'10 x 14'5)

Second Floor
 Bedroom 4: 4.59 x 4.05m (14'5 x 13'3)
 Bedroom 2: 4.46 x 3.27m (14'8 x 10'8)

Garage **Lower Ground Floor** **Ground Floor** **First Floor** **Second Floor**

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridbecom 2024. Produced for Stags. REF: 1059975



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