



# POLSLOE ROAD

EXETER, EX1 2DR



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“Substantial seven bedroom period town house located centrally in Exeter with driveway parking and rear garden”.





# POLSLOE ROAD

EXETER, EX1 2DR





**Spacious 7 bedroom period town house maintaining many original features. The property has private driveway parking to the front for four vehicles and a delightful rear garden. The house would be ideal as a family home or investment property. Ideally located close to city centre, the RD&E, Exeter University, well regarded schools and Waitrose supermarket. No Onward Chain**

## The Property

The internal accommodation is set over four storeys, ground floor comprises Sitting and Dining rooms, kitchen and large shower room with WC. The other three levels offer the seven bedrooms, three with wash hand basins and a family bathroom, multiple rooms have feature period fireplaces. The property has cellar access providing ideal storage space. To the rear is the private rear garden that is largely laid to lawn with timber storage shed and summer house To the front is private driveway parking for up to four vehicles.

## The Location

.Situated close to the city centre on the fringes of Heavitree , with its good range of local shops and amenities, including a nearby park. The RD&E hospital and Exeter University's St Luke's campus plus a range of educational options in the locality for all age groups, including Maynards and Exeter School.

7  bedrooms 2  bathrooms  
2  receptions 4  car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** G

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







## 44 Polsloe Road

Approximate Gross Internal Area = 251.6 sq m / 2708.4 sq ft

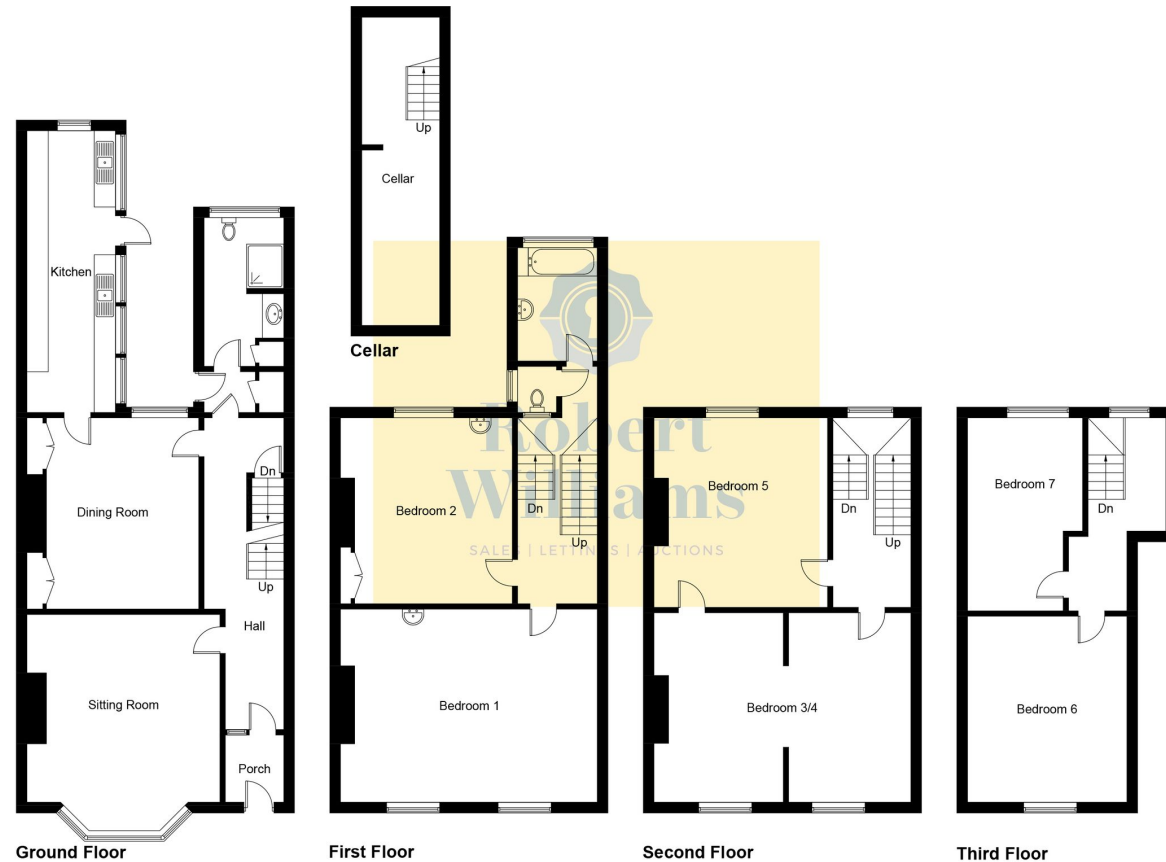


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160431)



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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • [sales@robertwilliams.co.uk](mailto:sales@robertwilliams.co.uk) • [robertwilliams.co.uk](http://robertwilliams.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.