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*41 Polsloe Road, Exeter, Devon, EX1 2DR*



SOUTHGATE  
— ESTATES —

£800,000









## *41 Polsloe Road, Exeter*

Park Villa is an elegant period property conveniently positioned between St Leonards and Mount Pleasant along Polsloe Road. The impressive accommodation is split over four floors, and retains an abundance of character features, including bay windows, cast-iron fireplaces, and high ceilings. An attractive secluded garden is situated to the rear of the property, with access to the double garage and workshop.

The property is within walking/cycling distance of various primary, secondary and independent schools, and also enjoys a number of nearby amenities, including the many independent shops and cafes along both Heavitree's High Street, as well as the popular Magdalen Road. There are also various parks, Waitrose, and public transport links into the city centre.

*Ground Floor* As you enter through the front door, you are greeted by the spacious vestibule and hallway which features a grand staircase rising to the first floor, incorporating built-in storage below, as well as a recessed area for seating complemented by stained glass windows to the side aspect. A door opens into the attractive living room which offers a bay window to the front aspect and a log-burning stove which is a focal point of the room. The ground floor also provides a large open-plan kitchen breakfast room which contains a range of matching wall and base units fitted with granite worktops, a tiled splashback and a double sink and drainer with a mixer tap over. Appliances include a double eye-level oven with a separate hob which is comprised of a mixture of gas and induction for convenience. There is also a tall fridge freezer, an additional fridge, and a dishwasher. A door opens into the utility room which provides further base units allowing space for a washing machine, a tumble dryer and a fridge, along with the Worcester boiler and a door to the garden.

*First Floor* Stairs rise to the first floor landing which accommodates two of the double bedrooms and the main bathroom, with a further staircase leading to the second floor. A built-in cupboard houses the hot water tank and a feature stained glass window faces the side aspect. The master bedroom is a generously-proportioned double bedroom which benefits from two windows to the front aspect with a pleasant leafy outlook. Two walk-in wardrobes with lights and a further built-in wardrobe allow ample storage space, and a door opens into the modern en suite shower room. The second bedroom is similarly a good-sized double bedroom with the advantage of a window to the rear aspect and a built-in wardrobe. The main family bathroom is situated to the rear of the property and comprises a luxurious corner bath with a mixer tap over, a separate shower cubicle, a close-coupled WC and a pedestal wash basin. Windows face the rear and side aspects allowing ample natural light.







*Second Floor* Two further bedrooms are located on the second floor, along with a shower room and a staircase rising to the third floor. The larger of the two bedrooms was formerly two separate rooms that have been opened to create a sizeable double bedroom with bi-fold doors between the two spaces. There are also two windows to the front aspect, and a decorative cast-iron fireplace. Bedroom four is a double bedroom also featuring a cast-iron fireplace, with a window facing the rear aspect.

*Third Floor* The top floor landing provides access to the two remaining bedrooms and also includes a window to the rear with far-reaching views, plus a built-in cupboard to the eaves. The fifth bedroom is a well-proportioned double bedroom offering a good-degree of built-in storage, both into the eaves and with fitted cupboards. A window faces the front aspect with impressive far-reaching views across the city. Lastly, the sixth bedroom is currently used as an office and also has the advantage of extensive eaves storage, as well as a window to the rear aspect also benefitting from a lovely outlook.

*Gardens & Double Garage* From the kitchen breakfast room, sliding doors lead out to the delightful rear garden which enjoys a patio area offering an ideal space for outdoor dining. A path leads to a lawned section of garden which is encompassed by a variety of mature plants and shrubs, providing a peaceful space for seating. A gate with a secure keycode allows access into the garden from the side, and a doorway leads into the double garage which is serviced by power and lighting, with an electric up-and-over door allowing vehicular access. A door opens to the multi-functional workshop area.

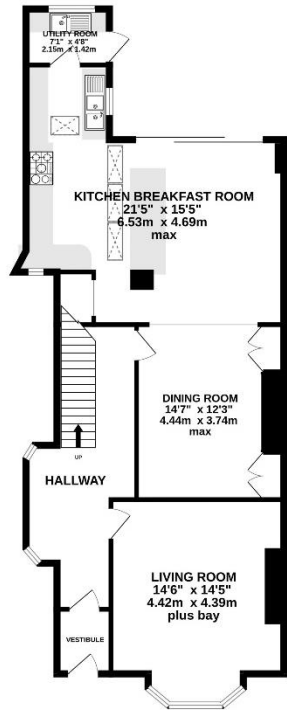
*Property Information* Tenure: Freehold. Council tax band: F.



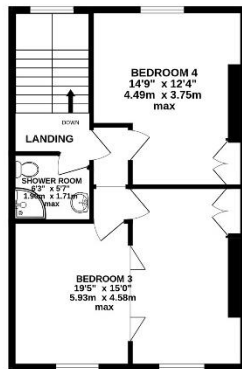
- *6 Bedrooms*
- *End of Terrace*
- *Period Features*
- *Enclosed Garden*
- *Double Garage*
- *Popular Location*



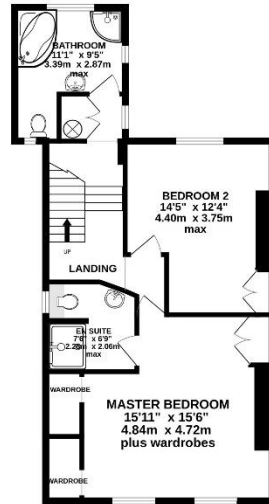
GROUND FLOOR  
963 sq.ft. (88.5 sq.m.) approx.



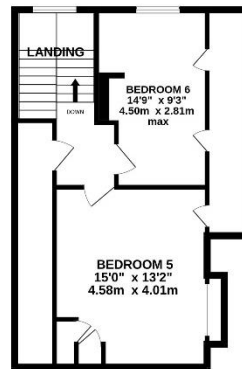
2ND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



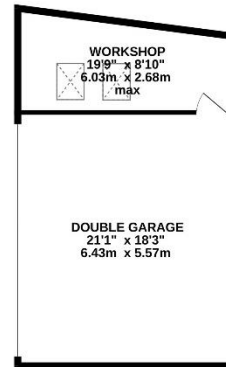
1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



3RD FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



DOUBLE GARAGE  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 3238 sq.ft. (300.8 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.

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## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE  
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