

6 Polsloe Road, Mount Pleasant, Exeter, EX1 2HL



A spacious four bedroom terraced property in need of some updating, with accommodation stretching over three floors. Situated in a prime location with good access to the city centre, Exeter University and the RD & E. The property benefits from an entrance hall, lounge, dining room, breakfast room, kitchen, four bedrooms, wetroom, ensuite shower room, gas central heating, uPVC double glazing, courtyard garden. Viewing is highly recommended, No onward chain.

Offers in the Region of £345,000 Freehold DCX02175

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via a solid wood front door with a part glazed inner doorway, doors to the lounge, dining room, breakfast room, stairs to the first floor landing, dado rail and radiator.

Lounge 14' 11" x 12' 2" (4.538m x 3.710m)

Front aspect uPVC double glazed bay window, gas flame effect fireplace, picture rail, coved ceiling, storage recess, television point, telephone point, opening through to the dining room.



Dining Room 10' 5" x 12' 5" (3.171m x 3.785m)

Rear aspect uPVC double glazed french doors leading to the rear garden, gas wall mounted fire, coved ceiling, picture rail, telephone point, serving hatch to the breakfast room.



Breakfast Room 12' 5" x 9' 7" (3.792m x 2.926m)

Side aspect uPVC double glazed window, wood laminate flooring. twin storage cupboards, shelving, radiator, part glazed door to the garden, opening through to the kitchen.



Kitchen 12' 10" x 9' 3" (3.914m x 2.816m)

Rear and side aspect uPVC double glazed windows, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, roll edged work surfaces, part tiled walls, gas cooker point, plumbing for a washing machine, further appliance space.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, wet room, turning staircase to the second floor, radiator.

Bedroom One 15' 0" x 15' 1" (4.564m x 4.602m)

Front aspect uPVC double glazed bay window, twin built in wardrobes with hanging space and shelving, coved ceiling, radiator.



Bedroom Two 12' 5" x 9' 3" (3.783m x 2.819m)

Rear aspect uPVC double glazed window, feature fireplace with a wooden mantle, television point, twin built in wardrobe with hanging space and shelving, radiator.



Bedroom Three 12' 7" x 8' 1" (3.826m x 2.472m)

Rear aspect uPVC double glazed box bay window, feature fireplace with wooden mantle, built in wardrobe with hanging space and shelving, radiator.

Wetroom

Twin side aspect frosted windows, walk in shower, low level WC, wash hand basin, extractor fan, wall mounted heater and access to the loft space.



Second floor landing

Doors to bedroom four and en-suite shower room. Rear aspect skylight, storage cupboard.

Bedroom Four 18' 11" x 9' 6" (5.775m x 2.899m)

Front and rear aspect windows, storage cupboards and radiator.



En-suite

Front aspect window, three piece white suite comprising, shower cubicle, low level WC, wash hand

basin, part tiled walls.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Garden

Private enclosed rear courtyard garden, paved seating area and rear access via a wooden gate.



TOTAL FLOOR AREA: 1532 sq ft (140.9 sq m) approx.
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