



15 Pamela Road, Exeter, EX1 2UF  
£375,000

Pamela Road – A well-presented three-bedroom terraced home situated in a central and highly sought-after location, offering spacious accommodation, off-road parking and excellent outdoor space.

The property is approached via a double driveway to the front, providing convenient off-road parking. Internally, the home offers a practical and well-balanced layout ideal for modern family living. The living room is a comfortable and inviting space, perfect for relaxing or entertaining, while to the rear the property benefits from a large kitchen and dining area forming the heart of the home. This bright and sociable space provides ample room for cooking and dining, with direct access to the garden enhancing the indoor-outdoor flow.

Upstairs, there are two very large double bedrooms, both offering excellent space and flexibility, alongside a third bedroom of a good size. These are served by a large modern family bathroom, finished to a good standard.

Externally, the property enjoys a generous, flat and low-maintenance rear garden, ideal for outdoor dining and entertaining. A decked seating area provides a great space to relax, while a large working shed with electricity offers excellent potential as a workshop, studio or additional storage. The garden is further enhanced by an external WC and utility room, adding practicality.

The property is ideally positioned within a well-connected central location, with excellent access to train stations, regular bus routes and local shops. Exeter city centre is just a 5-minute drive away, while the area also benefits from well-regarded schools, parks and green spaces within easy reach.

Combining space, convenience and a highly desirable location, this property represents an excellent opportunity for a range of buyers. Early viewing is highly recommended



## Downstairs

The ground floor of the property offers a spacious and practical layout, ideally suited to modern family living, with a natural flow between the main living areas and excellent access to the garden.

To the front of the home, the living room provides a comfortable and inviting reception space, perfect for relaxing or entertaining guests. Generous in size, the room offers ample space for a full range of furnishings while maintaining a bright and welcoming feel.

To the rear, the property benefits from a large kitchen and dining area, which forms the true heart of the home. This impressive space offers plenty of room for both cooking and dining, with a well-arranged kitchen providing ample worktop space, storage and room for appliances. The dining area comfortably accommodates a family-sized table, making it ideal for everyday use and social gatherings alike.

The kitchen/dining room also enjoys direct access to the rear garden, creating a seamless connection between indoor and outdoor living. This enhances the space further, allowing for easy entertaining and making the most of the garden during the warmer months.

Overall, the ground floor provides a well-balanced combination of comfortable living space and a sociable kitchen/dining area, perfectly suited to both day-to-day life and hosting.



## Upstairs

The first floor of the property offers well-proportioned and versatile accommodation, ideally suited to a range of buyers including families, first-time purchasers and those working from home.

The standout feature is the presence of two large double bedrooms, both offering excellent space for a full range of bedroom furniture while still maintaining a bright and airy feel. These rooms provide comfortable and flexible living arrangements, easily accommodating wardrobes, desks or additional storage, making them ideal as principal or guest bedrooms.

In addition, there is a third bedroom good size, which offers great versatility depending on individual needs.

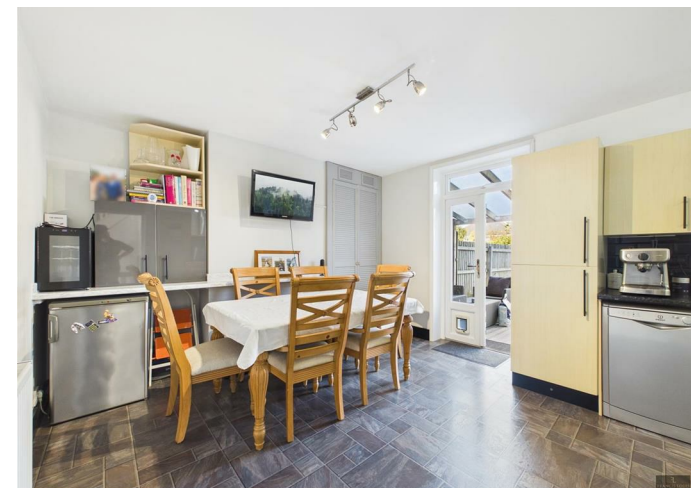
The bedrooms are served by a large modern family bathroom, finished to a good standard and offering a well-designed space for daily use. Its generous proportions provide both comfort and practicality for a busy household.

Overall, the upstairs accommodation provides a well-balanced and flexible layout, with excellent bedroom sizes and a modern bathroom, making it ideal for a variety of lifestyles.

## Outside & Location

The external space of the property offers a superb balance of practicality and low-maintenance living, making it ideal for busy households or those seeking enjoyable outdoor space without extensive upkeep.

To the front, the property benefits from a double driveway, providing convenient off-road parking







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
947 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



for multiple vehicles, a highly desirable feature in such a central location. This adds both practicality and ease for day-to-day living.

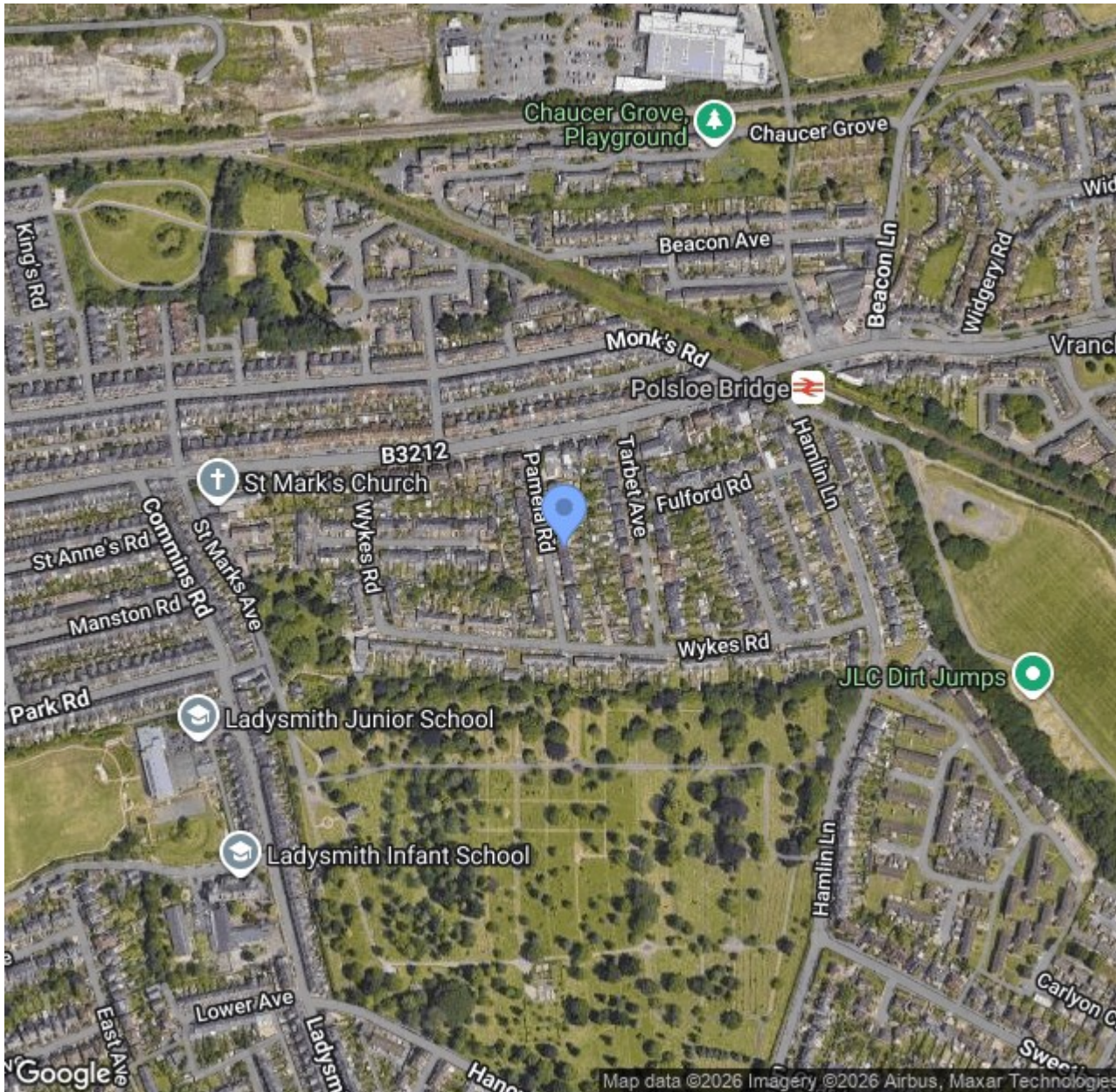
To the rear, the home enjoys a generous, flat and low-maintenance garden, perfectly suited for relaxing, entertaining and family use. A decked seating area provides an excellent space for outdoor dining, social gatherings or simply enjoying the warmer months. The garden is thoughtfully arranged to offer usability while remaining easy to maintain.

A standout feature of the outdoor space is the large working shed with electricity, offering excellent versatility. This space is ideal as a workshop, hobby room, home gym or additional storage, depending on individual needs. Further enhancing the practicality of the exterior is an external WC and utility room, providing added convenience and supporting everyday functionality.

The property is situated in a highly sought-after central location, offering exceptional convenience for a wide range of buyers. There is excellent access to transport links, including nearby train stations and regular bus routes, making it ideal for commuters. A variety of local shops, cafés and everyday amenities are all within easy reach, while Exeter city centre is just a short 5-minute drive away.

The area also benefits from well-regarded schools, parks and green spaces, making it particularly appealing for families. Overall, the property combines practical outdoor space with a prime and well-connected location, offering an ideal setting for modern living.





- Well-presented three-bedroom terraced home
- Two large double bedrooms plus a well-sized third bedroom
- Spacious kitchen and dining area with access to the garden
- Comfortable living room ideal for relaxing and entertaining
- Large modern family bathroom
- Double driveway providing off-road parking
- Generous flat, low-maintenance rear garden with decking area
- Large shed with electricity plus external WC and utility room
- Excellent central location close to train station, bus links and local shops
- Just a 5-minute drive to Exeter city centre with nearby schools and parks

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