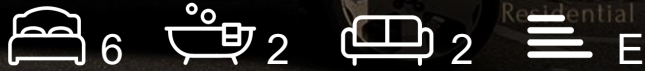




Polsloe Road, Exeter, EX1 2DR  
Guide Price £775,000





  
FRANCIS LOUIS  
Residential

# Polsloe Road

Exeter, EX1 2DR

- Six Bedrooms
- Original Period Features
- Large Enclosed Garden
- Great Location
- Utility Room & W/C
- No Onward Chain

A beautiful, very spacious and light 5/6-bedroom period home with many original features including very tall ceilings and mouldings. The property has an established garden to both front and rear. It is an excellent family home within easy walking distance of the city centre, RD&E, Exeter University, well regarded schools and Waitrose.

The property also benefits from two large reception rooms, a kitchen, utility room with W/C, shower room, family bathroom, an enclosed garden, stunning views and no onward chain.



#### Vestibule

Wooden door to the front aspect, stained glass door to the hallway,

#### Hallway

Stairs to the first floor, radiator, two storage cupboards, double glazed door to the rear garden, doors to,

#### Lounge

Double glazed bay window to the front aspect, radiator,

#### Dining Room

Double glazed window to the rear aspect, radiator, door to,

#### Kitchen

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, space for oven, fridge, freezer, dishwasher, inset sink, two double glazed windows to the side aspect, double glazed door to the side aspect,

#### Utility room

Space and plumbing for utilities, double glazed window to the rear aspect,

#### First Floor Landing

Banister over stairs, radiator, stairs to the second floor, doors to,

#### Shower Room

A walk in shower, a low level w/c, a wash hand basin, double glazed window to the rear aspect, radiator,





#### W/C

A low level w/c, a wash hand basin, window to the side aspect,

#### Bedroom 1

Two double glazed windows to the front aspect, radiator,

#### Bedroom 2

Double glazed window to the rear aspect, radiator

#### Second Floor Landing

Stairs to the third floor, radiator, doors to,

#### Family Bathroom

A roll top bath, walk in shower, a low level w/c, a wash hand basin, radiator, double glazed window to the rear aspect with views.

#### Bedroom 3

Double glazed window to the front aspect, radiator,

#### Bedroom 4

Double glazed window to the front aspect, radiator,

#### Third Floor Landing

Double glazed window to the rear aspect, radiator, doors to

#### Bedroom 5

Double glazed window to the rear aspect with views, double glazed window to the side aspect, radiator,

#### Bedroom 6

Double glazed window to the front aspect, double glazed window to the side aspect, radiator,

#### Outside Front

To the front is an enclosed garden with a pathway to the front door. Both properties either side have converted their front gardens into off-road parking and we believe the same can be done here (subject to planning)

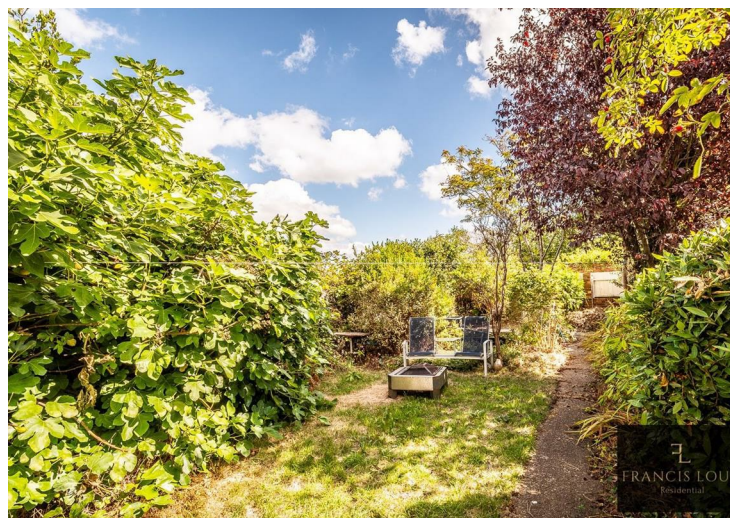
#### Outside Rear

To the rear of the house is an enclosed lawn garden, there is a rear gate and mature shrub border.

#### Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

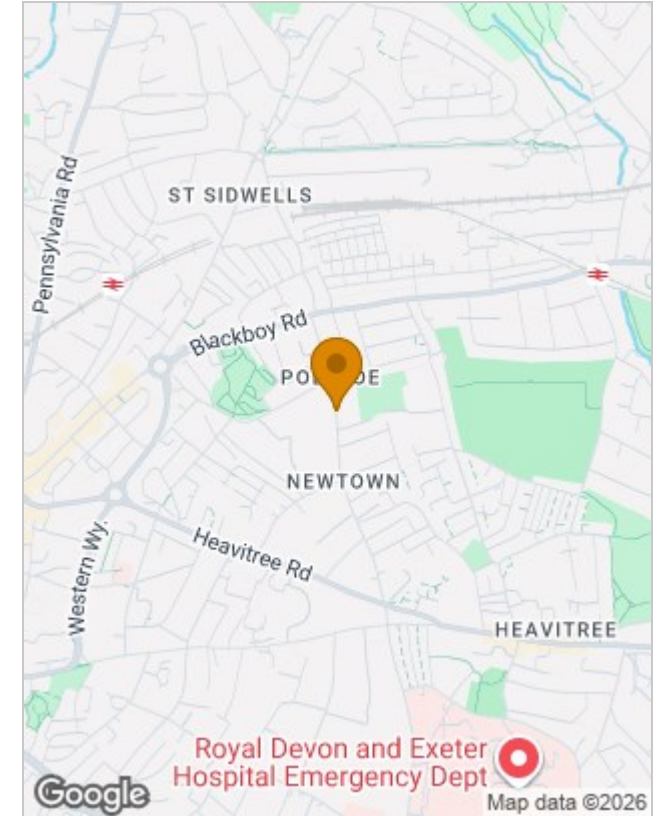




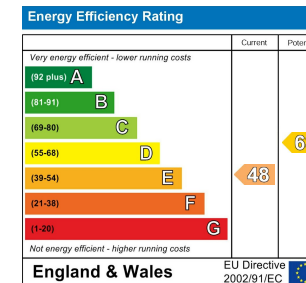
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG  
Tel: 01392 243077 Email: info@francislouis.co.uk https://www.francislouis.co.uk