



**East of**   
ESTATE AGENTS

**Polsloe Road**  
Exeter £695,000

East &

# Polsloe Road

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A rare opportunity to acquire a substantial seven-bedroom townhouse offering exceptional space, complete with a large rear garden, basement, and gated driveway with parking for several vehicles. Requiring modernisation but rich in potential, the property retains original wooden floorboards beneath the carpets, and provides a fantastic canvas for creating an impressive family home or multi-generational residence. Homes of this size and versatility rarely come to the market and early viewing is highly recommended.

Substantial Townhouse | Seven Bedrooms | Over Four Floors | Large Rear Garden | Gated Driveway | Requires Modernisation | Original Features | Double Glazed Throughout | No Ongoing Chain |

## DESCRIPTION

The property is entered via the main front door into a welcoming entrance hallway, providing access to the principal ground floor rooms and staircase rising to the upper floors. To the front of the property is a spacious reception room, filled with natural light and ideal as a formal living room or family lounge. A second generously sized reception room sits to the rear, offering excellent versatility and perfectly suited as a dining room, additional sitting room, or family living space.

To the rear of the ground floor is the kitchen, which enjoys views over the garden and offers scope for modernisation and potential reconfiguration. A convenient ground-floor shower room is also located on this level.

A useful basement level provides excellent additional storage space and offers further potential for a variety of uses, subject to the necessary works.

The first floor comprises several well-proportioned bedrooms along with a family bathroom. The generous room sizes and high ceilings create a sense of space and character throughout.



Further floors provide additional bedrooms and bathroom facilities, bringing the total accommodation to seven bedrooms and two bathrooms. The layout offers flexibility for large families, guest accommodation, home offices, or multi-generational living. To the rear of the property is a large enclosed garden, offering a wonderful outdoor space with ample room for seating areas, gardening, or family use. Two garden sheds provide practical storage. To the front of the property, a gated driveway provides secure off-street parking for multiple vehicles.

The property would benefit from modernisation but offers significant potential to create an impressive home. Of particular note are the original wooden floorboards located beneath the carpets throughout most of the property (excluding the kitchen) which, once restored, could add warmth and character to the interiors.

## LOCATION

Situated in a convenient and well-connected area of Exeter, Polsloe Road is located within easy reach of the city centre, Exeter University and the Royal Devon & Exeter Hospital. The property is ideally positioned close to a range of local amenities, including shops, schools, cafés and supermarkets, while Polsloe Bridge railway station and regular bus services provide excellent transport links. Exeter's historic quayside, shopping districts and green spaces are also just a short distance away.

## AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Parking: Parking for up to 4 cars

Garden: Lovely Rear Garden

Electricity: Mains

Heating: Mains Gas

Water supply: Mains

Sewerage: Mains

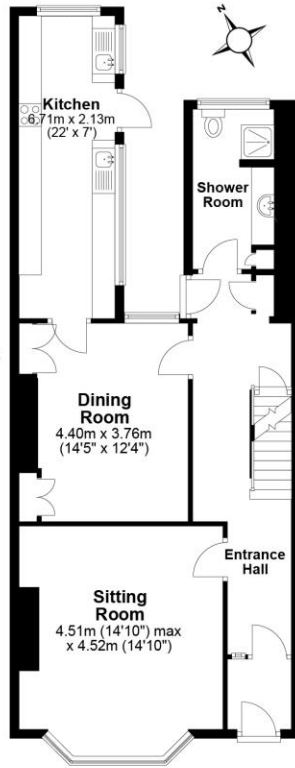
Broadband: Full Fibre Broadband Available With Up To 1600mbps upload and 115 mbps download.

Mobile Signal: Several networks currently showing as available at the property including Vodafone and EE.



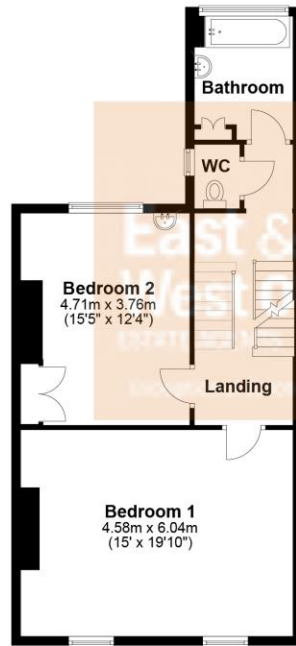
### Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



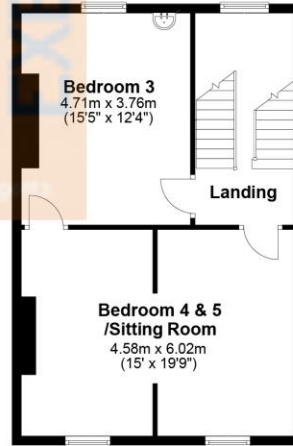
### First Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



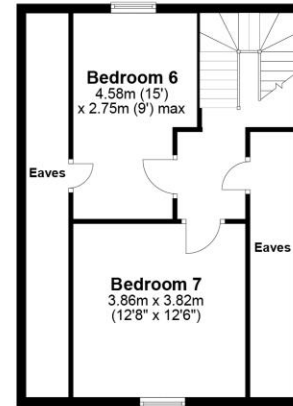
### Second Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



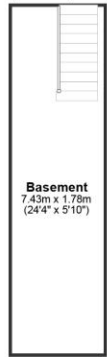
### Third Floor

Main area: approx. 35.6 sq. metres (382.9 sq. feet)  
Plus eaves, approx. 14.4 sq. metres (155.0 sq. feet)

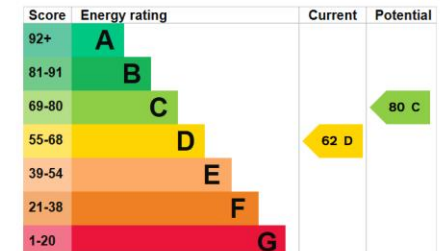


### Basement

Approx. 13.2 sq. metres (141.9 sq. feet)



Main area: Approx. 251.7 sq. metres (2709.3 sq. feet)  
Plus eaves, approx. 14.4 sq. metres (155.0 sq. feet)



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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