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Flat 1, 62, Polsloe Road, Exeter, Devon, EX1 2EA



SOUTHGATE
ESTATES

£195,000





Flat 1, 62, Polsloe Road, Exeter

A spacious one bedroom ground floor flat, forming part of an attractive period building, offering characterful accommodation with a wealth of original features. The property benefits from its own private front garden, along with an allocated section of the rear garden which is directly accessed from the rear lobby. Internally, the home showcases a number of period features including decorative fireplaces, high ceilings and a bay-fronted living room overlooking the front garden. The internal accommodation briefly comprises an entrance hallway, a spacious living room with room for a large dining table and desk, a kitchen diner, a sizeable double bedroom, along with a lobby and a bathroom to the rear. The property further benefits from a large basement level, offering excellent additional storage as well as potential for a variety of uses.



The property is ideally positioned on Polsloe Road, a convenient and well-connected location, enjoying close proximity to a wide range of local amenities, including Waitrose, various independent shops and cafes along the nearby Magdalen Road. Exeter Central and Polsloe Bridge railway stations are both nearby, as well as regular busses, providing easy access into Exeter city centre and beyond, while the city centre itself is within easy reach, just over 1 mile's walk from the flat, offering an excellent selection of retail, dining and leisure facilities.



Accommodation The front door opens into an entrance hallway which provides access to the principal rooms, and a door leading down to the basement level. There is also a convenient built-in storage cupboard and a window to the side aspect. The living room is a particularly attractive space, featuring a bay window to the front aspect overlooking the garden, and allowing for plenty of natural light. The room also benefits from high ceilings and wooden floorboards, enhancing the sense of space and character. The kitchen diner is well-proportioned and fitted with a range of units and worktop space incorporating a 1.5 bowl stainless steel sink and drainer. Appliances include an oven with a gas hob and extractor hood over, along with space for a washing machine and a tall fridge freezer. A window faces the side aspect and ample space is provided for a dining table and chairs. A rear lobby offers access out to the gardens at the rear, as well as to the bathroom, which is fitted with a suite comprising a bath with shower over, wash basin and WC, plus a frosted window. Lastly, the bedroom is an impressive double room, benefitting from two windows to the rear aspect which fill the space with natural light, and featuring a decorative fireplace which serves as an attractive focal point, complemented by high ceilings and wooden floorboards.

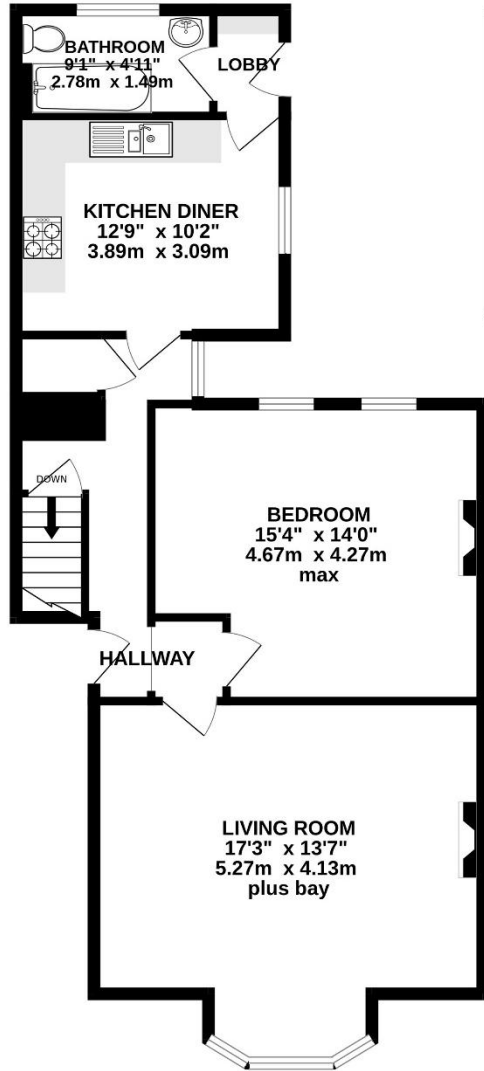
Outside To the front of the property is a lawned garden which is for sole use of the ground floor flat, providing an attractive outlook to the living room, with a path leading to the communal entrance. To the rear, there is an allocated section of garden which is directly accessed from the rear lobby, offering a convenient and attractive outdoor space with an area for seating and outdoor dining.

Property Information Tenure: Share of the freehold (we have been informed that the lease length is 999 years from 2018 and the current maintenance charges are £75 per month). Council tax band: A.

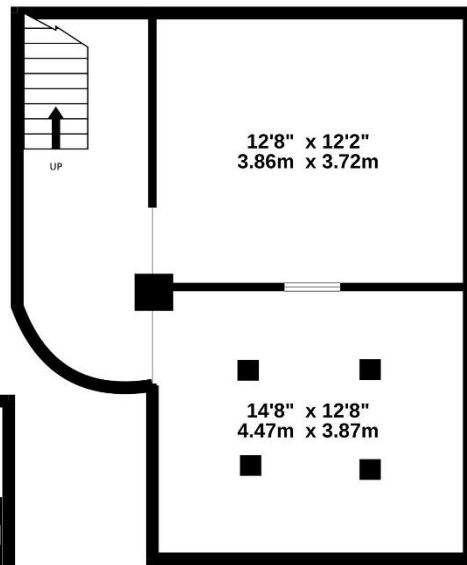
- *Ground Floor Flat*
- *Private Garden*
- *Period Building*
- *Large Basement*
- *Character Features*
- *Sizeable Accommodation*



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



BASEMENT
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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ESTATES

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