



13A/B, Polsloe Road



13A/B, Polsloe Road

Exeter, Devon EX1 2HL

Exeter Cathedral (1 Mile), University of Exeter (1.1 Miles)

A substantial period property arranged as two self-contained flats, now requiring complete modernisation, offering an excellent opportunity for investment or potential reinstatement to a single dwelling.

- Two flats
- Investment opportunity
- Period property
- Rear lane access
- No onward chain
- Full renovation
- Rear courtyard
- Freehold

Guide Price £280,000

SITUATION

Located between the highly sought-after areas of Heavitree and St Leonards, Polsloe Road enjoys a convenient and well-connected position, within close proximity to a range of local amenities including a Waitrose supermarket. Exeter city centre is within easy reach, offering an extensive selection of shopping, dining and leisure facilities. The property is particularly well placed for access to a number of well-regarded schools and benefits from excellent transport links, with regular bus services nearby, mainline rail connections and swift access to the M5 and A30.

This established residential area remains a popular choice for families and investors alike, combining attractive period properties with nearby green spaces and the convenience of city living.



DESCRIPTION

13A/B Polsloe Road comprises a mid-terraced period property which has been divided into two self-contained flats, arranged over the ground and first floors. The property is now in need of full refurbishment throughout, presenting a superb opportunity for an investor or developer to add value. The accommodation currently provides a ground floor flat with reception space, kitchen, bedroom and bathroom facilities, and a first floor flat offering kitchen/dining space, sitting room, two bedrooms and a bathroom. The property could continue to be utilised as two flats for rental purposes, or alternatively offers potential to be reinstated as a single family home, subject to the necessary planning permissions and building regulation approvals. The property is offered for sale with no onward chain.

OUTSIDE

To the front of the property is a small enclosed garden. To the rear is a courtyard garden, offering a low-maintenance outside space with rear access via a service lane. The courtyard also provides access to both the ground floor flat and the external staircase leading to the first floor flat.

SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Electric heater

Tenure: Freehold

EPC: 13A: E - 13B: E

Council tax band: A

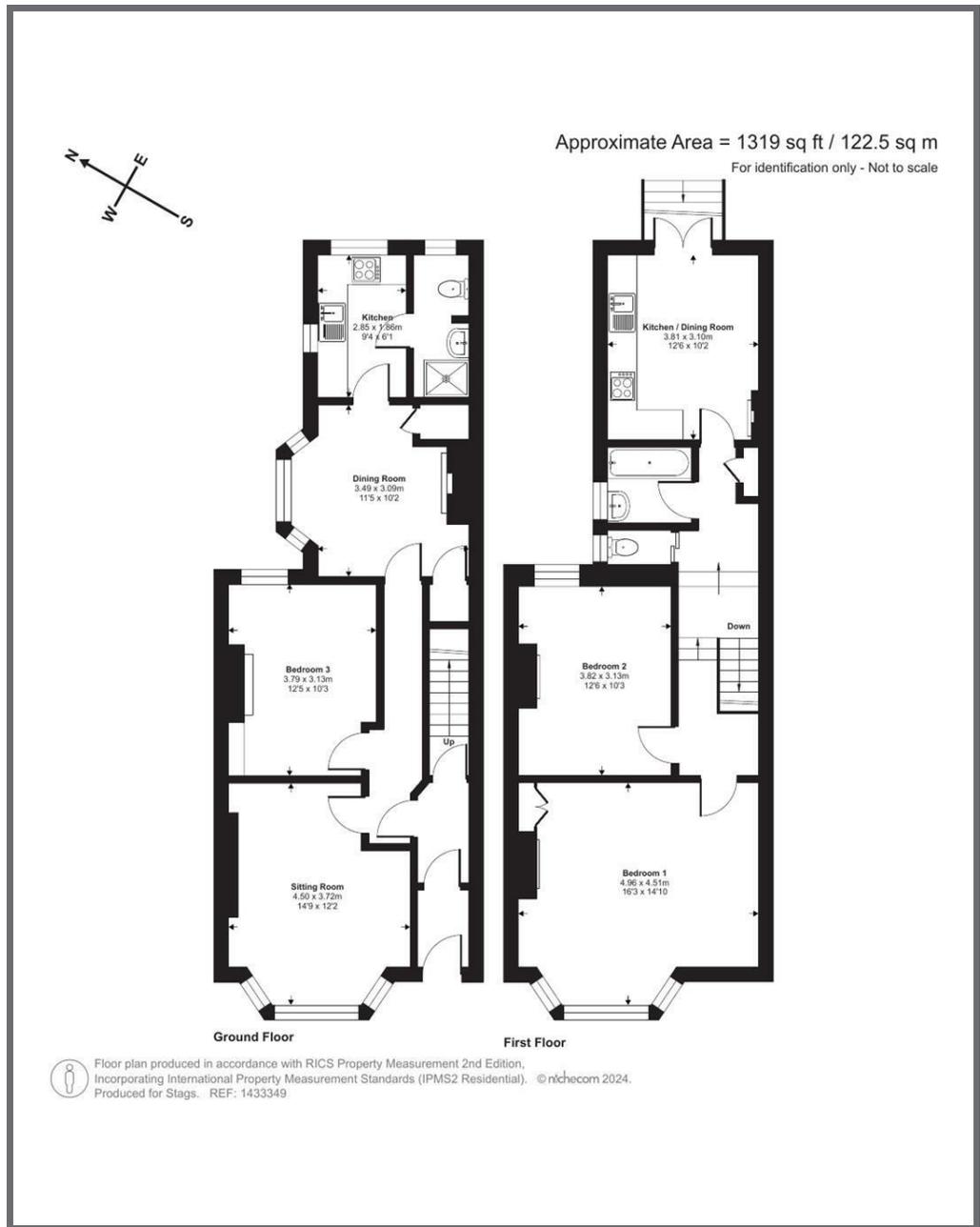
Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks likely to be available

(Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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