



55, Polsloe Road







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Exeter, Devon, EX1 2DS

John Lewis (0.8 Miles), Waitrose (0.2 Miles).

A beautifully presented Victorian townhouse offering spacious and versatile accommodation across four floors, with a landscaped garden, studio and double garage.

- Two car driveway
- Garden studio
- Large rear garden
- Balcony with views
- EPC: C(72)
- Double garage
- Five bedrooms
- City centre location
- Freehold
- Council tax band: E

Guide Price £800,000

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SITUATION

Located between Heavitree and St Leonards, Polsloe Road enjoys a highly convenient position close to Waitrose and within easy reach of Exeter city centre. The property is well-placed for access to several well-regarded schools and benefits from excellent transport links, including local bus routes and Exeter's major commuter links. The area is a popular choice for families thanks to its balance of character properties, nearby green spaces, and city amenities.

DESCRIPTION

A superb example of a semi-detached Victorian townhouse, this beautifully presented family home has been thoughtfully improved over the years while retaining a wealth of period features. The property offers versatile and spacious living across four floors, including an impressive open-plan kitchen/living area on the lower ground floor. Further benefits include a double garage with rear access, off-street parking for two vehicles, and a fully insulated garden studio.

ACCOMMODATION

The property is entered via a charming covered veranda into a grand entrance hall with original wooden flooring. On the ground floor, there are two elegant reception rooms, both featuring fireplaces and high ceilings, alongside a practical utility room with garden access. Stairs lead down to a stunning open-plan kitchen, dining, and family space with French doors to the rear garden, a modern fitted kitchen, island unit, and pantry, plus a downstairs WC. The upper floors offer five bedrooms in total. Three bedrooms on the first floor, served by a family bathroom, and two generous doubles on the second floor, which also benefits from a separate shower room and access to a balcony with views over Exeter.





OUTSIDE

To the front, a paved driveway provides parking for two vehicles, with steps leading to both the lower ground entrance and raised veranda. The enclosed rear garden is thoughtfully landscaped, with a split-level patio, decked seating area, and a level lawn bordered by mature shrubs. At the end of the garden is a fully insulated studio with power and internet, ideal for home working or creative use. Beyond this lies the substantial double garage, which includes power, lighting, an electric door, and vehicular access from South Avenue.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband
 Drainage: Mains drainage
 Heating: Gas
 Tenure: Freehold
 EPC: C(72)
 Council tax band: E

DIRECTIONS

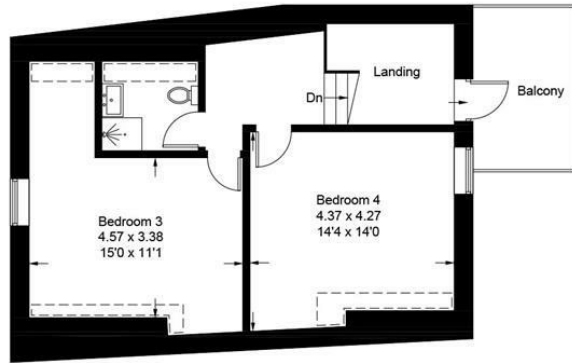
From the centre of Exeter, head along Heavitree Road turning left into Gladstone Road. Continue past Waitrose and the hospital and at the end of the road turn left onto Posloe Road and the house is on the right hand side.

AGENTS NOTES

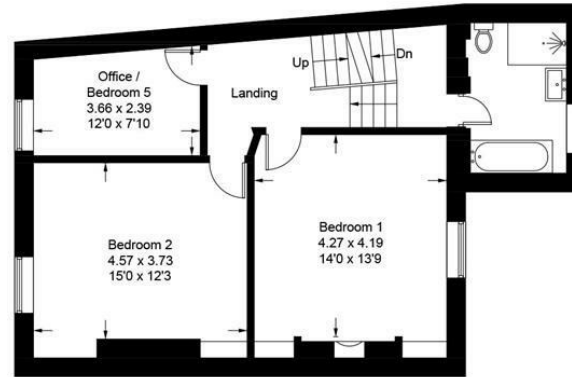
Please be aware that the property is situated in the Mont Le Grand conservation area.

Approximate Gross Internal Area = 241.1 sq m / 2595.07 sq ft
 Outbuilding = 56.2 sq m / 605.47 sq ft
 Total = 297.3 sq m / 3200.54 sq ft

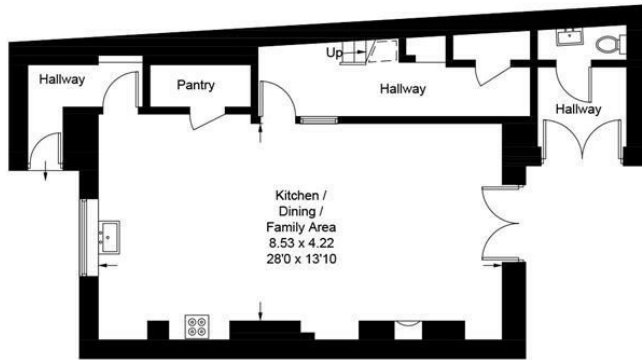
 = Reduced headroom below 1.5m / 5'0"



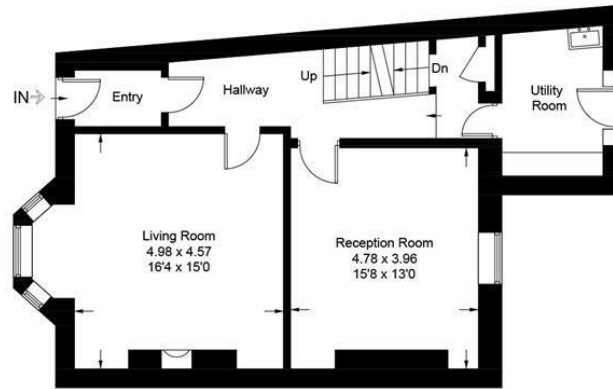
Third Floor



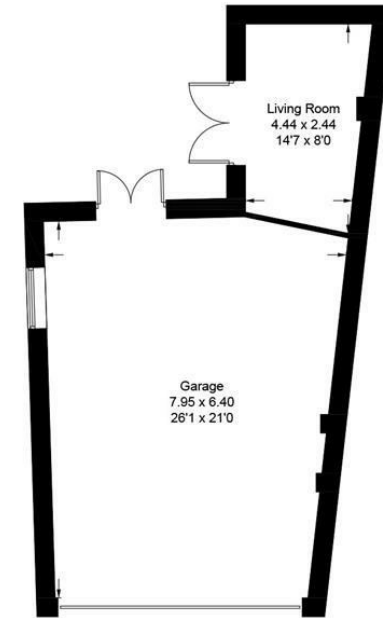
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185630)



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		81
(69-80) C	72	
(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 



