



9 Pamela Road Exeter, EX1 2UF

A large, bay-fronted mid-terraced house, affording extended and well-presented family-sized accommodation throughout. The property was built circa 1929 and comes with four bedrooms, family bathroom, two separate reception rooms and a fitted kitchen. Originally a three-bedroom house, the property has been significantly enhanced in recent times by a stunning master bedroom attic conversion with en-suite shower room. The home is equipped with gas central heating (new boiler installed 2025) and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, a generous rear garden awaits, providing a safe, secure and well-established area for pets, family gatherings and children to play. A covered area provides sheltered seating space and access to a storage outbuilding and outside WC. With some investment involving a rear extension, the property could enjoy the convenience of having a downstairs cloakroom WC within the house. A detached outbuilding/large shed at the bottom of the garden offers secure storage for motorbikes/bicycles, while a gate provides easy access to the service lane. The front garden offers potential to be converted into off-road parking for two vehicles.

Situated in a sought-after residential area, this property is well-connected by public transport, with bus routes and Polsloe Bridge train station nearby, making commuting to the city centre and beyond a breeze. Local schools, hospitals, and a variety of shops and amenities are all within a comfortable walking distance, enhancing the appeal of this location. A Morrisons Daily is just at the end of the road.

Guide Price £410,000

9 Pamela Road

Exeter, EX1 2UF



- Reception Hall
- 4 Bedrooms (one en-suite shower room)
- Sizeable Rear Garden
- Potential to Create Two Parking Spaces
- 2 Reception Rooms
- Modern Family Bathroom
- Outside WC and Brick Outhouse
- Fitted Kitchen
- Gas Central Heating & uPVC Double Glazing
- Outbuilding/Large Shed

Reception Hall

15'10" x 6'0" (4.83m x 1.83m)

Lounge

14'7" x 13'8" (4.45m x 4.18m)

Dining Room

12'5" x 10'9" (3.80m x 3.28m)

Kitchen

9'0" x 8'11" (2.76m x 2.72m)

Landing

Bedroom 2

14'7" x 10'9" (4.45m x 3.30m)

Bedroom 3

12'6" x 10'9" (3.82m x 3.29m)

Bedroom 4

8'11" x 8'5" (2.74m x 2.58m)

Bathroom

8'10" x 6'3" (2.71m x 1.93m)

Master Bedroom

18'5" x 14'3" (5.62m x 4.36m)

En-Suite Shower Room

7'1" x 7'0" (2.16m x 2.14m)

Garden/Potential Parking

Outbuilding/Large Shed

16'0" x 9'2" (4.90m x 2.80m)



[Directions](#)



