



**39B AND 39C POLSLOE ROAD
EXETER
DEVON
EX1 2DN**

PROOF COPY



£400,000 FREEHOLD



A rare opportunity to acquire a purpose built property arranged as two self contained one bedroom apartments located within this highly sought after residential location providing good access to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Ground floor flat comprises – reception hall, spacious sitting room, large double bedroom, modern kitchen, modern shower room. The first floor flat comprises – reception hall, spacious sitting room, large double bedroom, kitchen and modern shower room. The property benefits from front and rear gardens and ample parking for numerous vehicles. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

39B POLSLOE ROAD

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

A spacious hallway. Radiator. Cloak hanging space. Thermostat control panel. Smoke alarm. Cupboard housing electric consumer unit and meter. Obscure uPVC double glazed window to side aspect. Door to:

LOUNGE/DINING ROOM

15'4" (4.67m) x 12'6" (3.81m). A light and spacious room with marble effect fireplace, raised hearth, inset living flame effect gas fire, wood surround and mantel over. Radiator. Picture rail. Large uPVC double glazed bay window to front aspect with outlook over front garden.

From reception hall, door to:

KITCHEN

11'2" (3.40m) x 8'6" (2.59m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. Electric floor heater. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure glazed door leads to:

LEAN TO

6'10" (2.08m) x 6'10" (2.08m) incorporating utility area with plumbing and space for washing machine. Further appliance space. Access to front and side elevations.

From reception hall, door to:

BEDROOM

12'10" (3.91m) x 12'6" (3.81m) into recess. Again a light and spacious room. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

SHOWER ROOM

7'2" (2.18m) X 5'8" (1.73m). A refitted modern matching white suite comprising good size quadrant tiled shower enclosure with fitted main shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard and drawer space beneath. low level WC with concealed cistern. Tiled floor with under floor heating. Tiled wall surround. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property benefits from its own front and rear gardens with the front garden mostly laid to lawn with surrounding flower/shrub beds. Dividing brick paved pathway leads to front door and private parking area. The rear garden consists of an extensive timber decked terrace leading to a shaped area of lawn again with surrounding flower/shrub beds. Timber shed.

TENURE

Freehold

COUNCIL TAX

Band A

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

39C POSLOE ROAD

Pathway and steps lead to private part obscure uPVC double glazed front door.

RECEPTION HALL

A spacious reception hall with quality laminate wood effect flooring. Radiator. Thermostat control panel. Access to roof void. Cloak hanging space. Deep storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Door to:

SITTING ROOM

13'0" (3.96m) x 12'6" (3.81m) into recess. A light and spacious room. Tiled fireplace with contemporary wall mounted living flame effect electric fire and wood surround. Radiator. Large uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM

13'0" (3.96m) x 12'6" (3.81m). Another light and spacious room. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

11'4" (3.45m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Space for table and chairs. Radiator. Quality laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

SHOWER ROOM

8'4" (2.54m) x 5'6" (1.68m). A modern matching white suite comprising good size quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin set in vanity unit with cupboard and drawer space beneath. Tiled wall surround. Laminate wood effect flooring. Heated ladder towel rail. Shaver point. Large obscure uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin. Half height tiled wall surround. Obscure uPVC double glazed window to side aspect.

OUTSIDE

TENURE

Freehold

COUNCIL TAX

Band A

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction turn right into Polsloe Road. Proceed along and the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks on the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

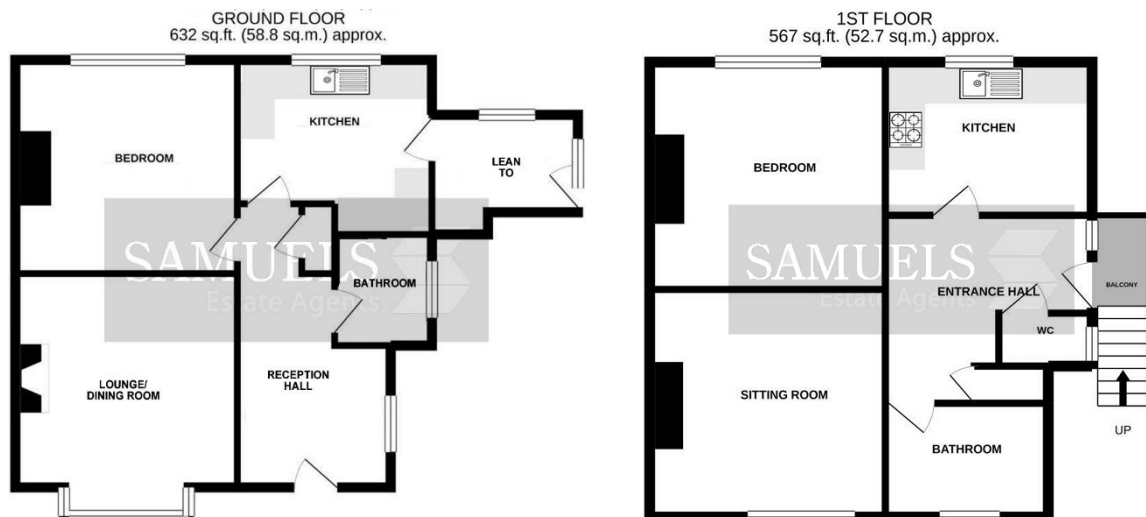
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0524/8635/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

39B Polsloe Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

39C Polsloe Road