

56c Polsloe Road, Heavitree, Exeter, EX1 2DS



A beautifully presented first floor apartment in a period building with wonderful open views over the City and to the countryside beyond. The accommodation has been sympathetically renovated and retains much charm and character and offers an open plan living room and kitchen with additional utility room, two double bedrooms and modern shower room. Off road parking. uPVC double glazed windows. Electric heating.

Asking Price £195,000 Leasehold DCX02151

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via solid wood front door with doors to lounge, bedrooms and bathroom. Engineered oak flooring. Shelving.

Lounge 11' 0" x 12' 8" (3.36m x 3.87m)

Front aspect uPVC sash style window with a view over Exeter. Television point. Telephone point. Engineered oak flooring. Electric wall mounted heater. Opening through to



Kitchen 9' 4" x 3' 8" (2.85m x 1.12m)

Fitted range of base and eye level units with wood effect roll edge work surfaces and stainless steel sink with mixer tap and drainer. Integrated oven and hob with extractor fan above. Appliance space. Engineered oak flooring. Concealed wall mounted gas boiler.



Bedroom One 11' 7" x 8' 10" (3.52m x 2.69m)

Rear aspect uPVC sash window. Built in double wardrobe with hanging space and shelving. Electric wall mounted heater.



Bedroom Two 11' 11" x 8' 3" (3.63m x 2.52m)

Front aspect uPVC double glazed sash window with views over the city. Built in wardrobe with hanging space and shelving. Picture rail. Electric wall mounted heater.



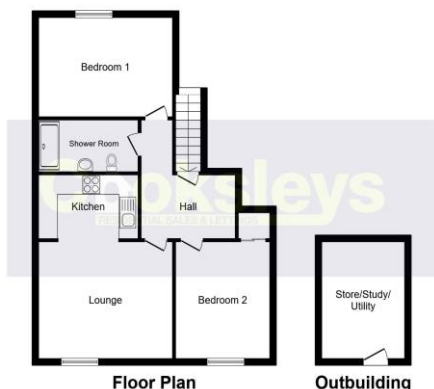
Shower Room

Fitted three piece suite comprising fully enclosed shower enclosure with Mira shower. Low level WC. Wash hand basin with mixer tap and storage below. Heated towel rail. Extractor fan. Tile effect flooring.



Utility room 7' 6" x 5' 7" (2.28m x 1.71m)

Rear aspect uPVC double glazed sash window. Plumbing for washing machine. Further appliance space. Work surface and part tiled walls.



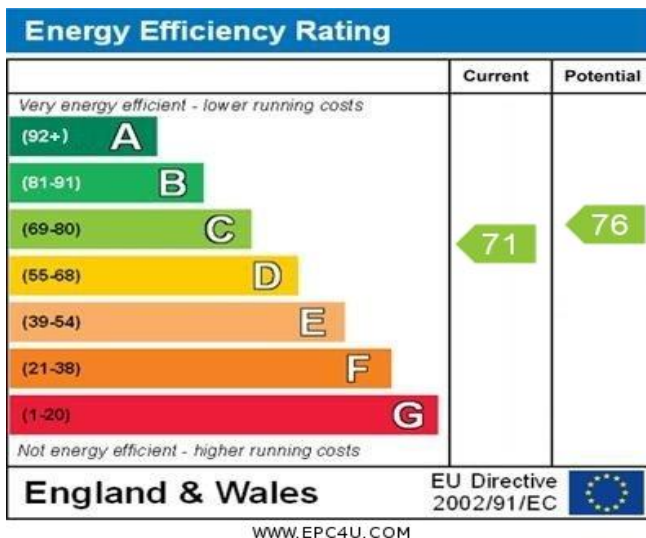
Off Road Parking

For one vehicle



Lease Information

Currently being renewed buy the owner. Maintenance to the building is by agreement between the owners and charged accordingly.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

