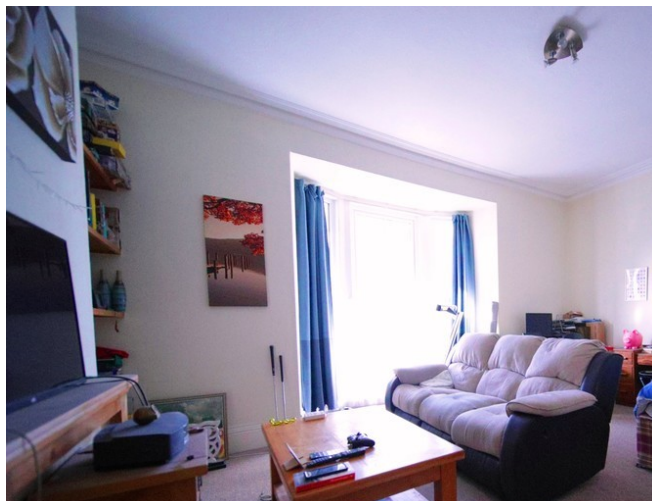




Apartment 2, 57 Polsloe Road, Mount Pleasant,

An appealing ground floor Apartment with a garden set within an excellent location for the Royal & Devon Hospital, the City centre and Waitrose all being a short distance away. This apartment offers generous accommodation with it's spacious Kitchen/Breakfast room, a 17ft Lounge/Bedroom and copious period features.



Apartment 2 57 Polsloe Road

Mount Pleasant, Exeter, Devon

Ground Floor Apartment | 17ft Living Room/Bedroom

Spacious Kitchen/Breakfast Room | Shower Room

Garden | Currently Rented Achieving Income

Mount Pleasant | Great Location for the City & RD&E

Hospital

|

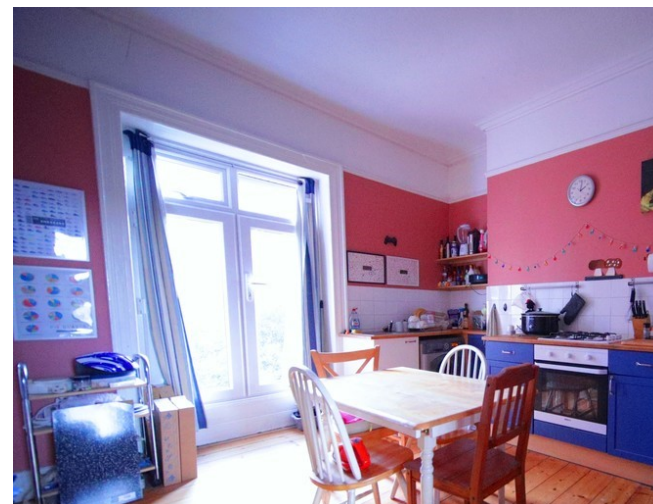


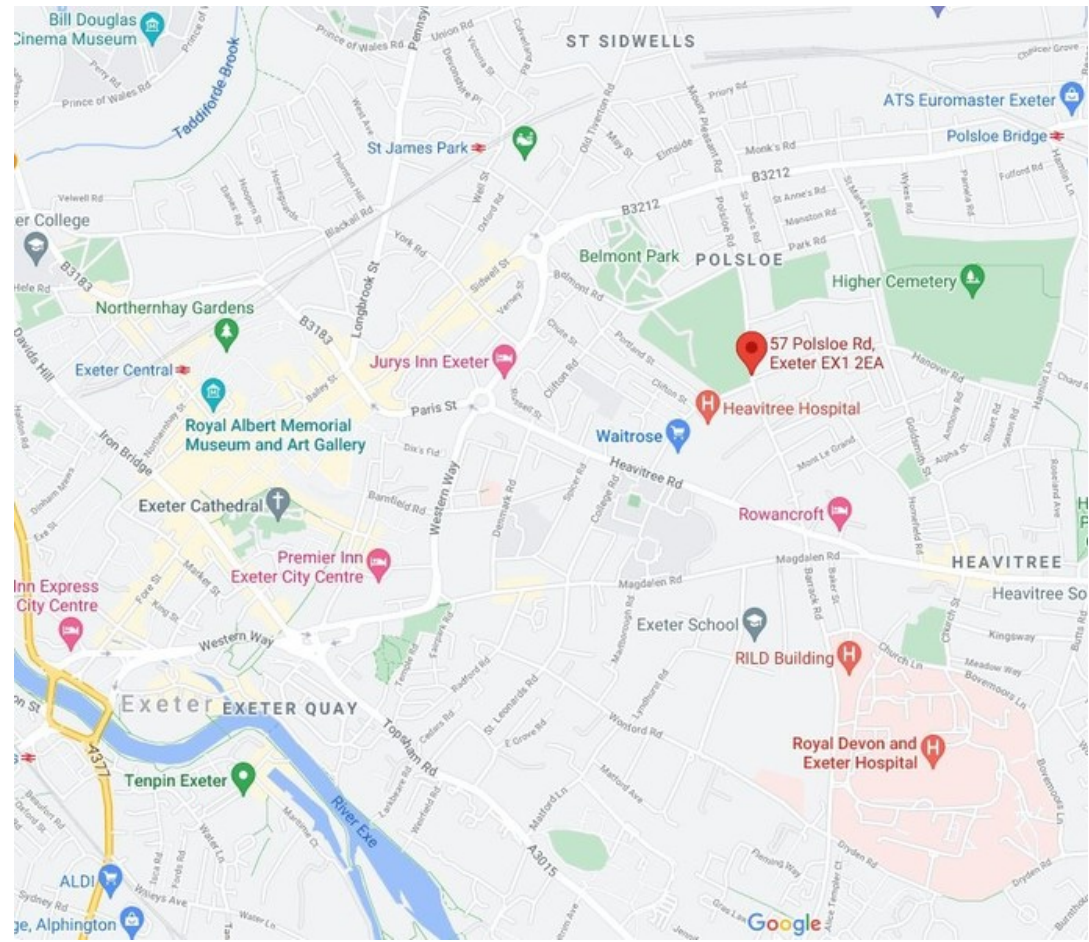
6 Northernhay Place, Exeter, Devon, EX4 3QJ

Email: info@Rosewood-Property.co.uk

Telephone: 01392 247700

www.rosewood-property.co.uk





Apartment 2, 57 Polsloe Road, Mount Pleasant, Exeter, Devon, EX1 2EA



An appealing Apartment with it's own generous sized rear garden, all set within close proximity to the Royal Devon & Exeter Hospital, the City centre and Waitrose being a short walk away.

This Apartment has been improved over the years offering a spacious Kitchen/Breakfast room with exposed flooring and French doors with a view of the garden. An inviting 17ft Lounge and Bedroom with a bay window compliments the kitchen/breakfast room and a lobby gives access to the modern shower room.

SITUATION The apartment lies within a period building situated in Mount Pleasant and close proximity to the Royal Devon & Exeter Hospital, the City centre and Waitrose all being a short distance away from this ground floor apartment.

DIRECTION From our City centre office located within Northernhay Place proceed left onto Bailey Street, at the traffic lights proceed straight ahead onto Longbrook Street - continue past Harry's Bar and then turn right onto York Road just before the roundabout ahead. Continue along York Road and at the traffic lights filter left into Sidwell Street, at the roundabout take the second exit onto Blackboy Road. At the traffic lights turn right onto Polsloe Road, the property will be found on the left hand side just after the turning for South Avenue.

LEASEHOLD A 199 year lease was granted on the 29th September, 1965, there are approximately 142 years remaining. There is a maintenance charge of £50.00 per month, the property has 1/4 share of the freehold.

AGENTS NOTES An excellent ground floor apartment with a share of the freehold located within a period building and situated in an excellent position for many amenities and facilities all being in close proximity. This Apartment has the added benefit of a long lease and has it's own garden with generous accommodation, at the present the apartment is currently let achieving income. An ideal purchase for an investor or a first time buyer.

Important Information

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax:

Sale By:

Estimated Rental & Yield:

Price: £175,000

Type of Property: Apartment

EPC Rating: Energy Efficiency Rating D.

Services: %full_services%

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

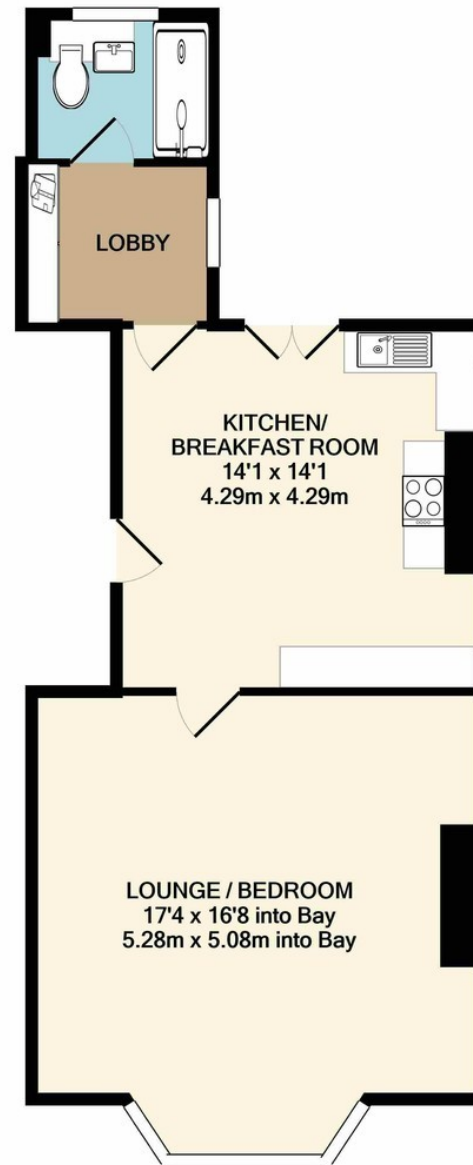
EX4 3QJ

Website: www.rosewood-property.co.uk

Email: info@Rosewood-Property.co.uk

Telephone: 01392 247700

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Contact Brett Hampton
www.rosewood-property.co.uk
 01392 247700

ZOOPLA Boomin PrimeLocation.com

onTheMarket.com rightmove



ROSEWOOD
PROPERTY



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Rosewood Property, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale. Rosewood Property trading as Star Lettings & Property Management Ltd. Star Lettings & Property Management Ltd registered address is 6 Northernhay Place, Exeter, Devon EX4 3QJ. Registered in England No-5209236



ROSEWOOD
PROPERTY