



East of 
ESTATE AGENTS

Monks Road
Exeter £280,000

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This charming mid-terrace home is set in the sought-after location of Polsloe with easy access to Exeter city centre and the nearby railway station. This well-presented property featuring two generous double bedrooms, a spacious lounge, a modern kitchen diner, and a family bathroom. With the added benefits of a downstairs cloakroom and built-in storage in the bedrooms, this home is perfectly designed for easy living.

Mid Terraced House | Two Double Bedrooms | Open Planned Kitchen/Diner | Spacious Lounge | Family Bathroom | Downstairs Cloak Room | Rear Garden | Central Location |

LOCATION

Situated in a prime location, the property benefits from easy access to Exeter's key amenities. A 20-minute walk takes you to the heart of Exeter city, offering a range of shopping, dining, and cultural experiences. For commuters, Polsloe Bridge railway station is just a 5-minute walk away. Families will appreciate the proximity to Lady Smith Primary School, only a 10-minute walk from the property. Additionally, the main Exeter University campus is a 30-minute walk, making this an ideal location for students and academics alike. The property is eligible for 2 parking permits, and visitors permits in T3 – it also has 2 off street allocated parking spaces in the carpark behind the property.



DESCRIPTION

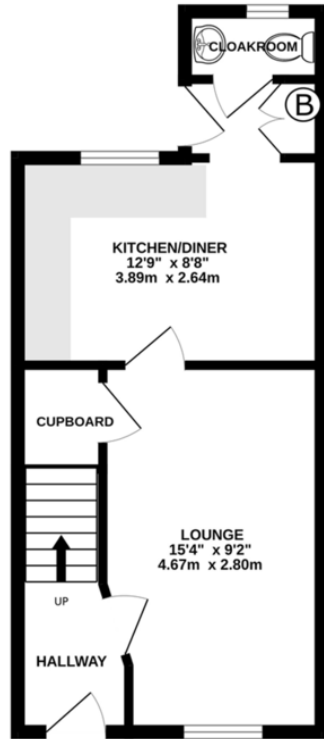
Upon entry a hallway runs through the house with stairs winding to the first floor. Off to the right is a spacious lounge with storage cupboard located under the stairs. Moving towards the rear of the house, the kitchen diner offers a modern and functional space with plenty of room for both cooking and dining. The kitchen is equipped with a range of contemporary units, ample countertop space, and integrated appliances. The ground floor also features a convenient downstairs cloakroom, offering additional practicality for guests and day-to-day living. Ascending to the first floor, you will find two generously sized double bedrooms, both of which benefit from built-in storage solutions that maximize space and keep the rooms clutter-free. The family bathroom on this floor is modern and well-appointed, with the shower located over the bath and featuring a clean, neutral design.

GARDENS AND GROUNDS

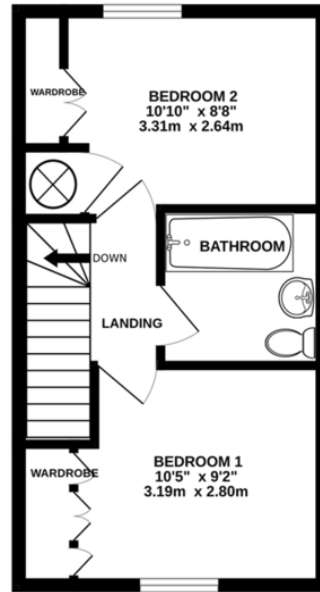
To the rear of the property is a delightful garden with a side border filled with flowering plants and shrubs set aside a central lawn laid with grass. A patio runs along the width of the property with a path leading down to a second lower patio and a rear gate providing both security and accessibility.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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