



**20 POLTIMORE DRIVE
PINHOE
EXETER
EX1 3DY**



£350,000 FREEHOLD



A beautifully presented and stylish semi detached townhouse offering light and spacious living accommodation arranged over three floors. Three double bedrooms. Dressing area and ensuite to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Refitted modern kitchen. Well proportioned lounge/dining room. District heating. uPVC double glazing. Private driveway and good size garage. Enclosed landscaped rear garden with extensive timber decked terrace. Fine outlook and views over neighbouring area and beyond. Sought after residential development providing good access to local amenities, railway station and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset double glazed panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Electric consumer unit.

From reception hall, doorway opens to:

KITCHEN

12'10" (3.91m) x 6'2" (1.88m). A refitted modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. 1½ bowl sink unit with modern style mixer tap and single drainer. Fitted oven. Four ring induction hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

18'10" (5.74m) into bay x 13'4" (4.06m). A light and spacious room. Two radiators. Telephone point. Television aerial point. Deep walk in understair storage cupboard. Contemporary wall mounted living flame effect electric fire. Two wall light points. uPVC double glazed double opening doors, with matching full eight side windows, provide access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Stairs rising to second floor. Door to:

BEDROOM 3

13'4" (4.06m) x 11'2" (3.40m) reducing to 9'2" (2.79m). Radiator. Two uPVC double glazed windows to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 2

13'4" (4.06m) x 9'10" (3.0m). Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden, neighbouring area and beyond. Door to:

ENSUITE BATHROOM/FAMILY BATHROOM (Jack and Jill doors)

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit and folding glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Radiator. Extractor fan. Part tiled walls. Door to first floor landing. Obscure uPVC double glazed window to side aspect.

SECOND FLOOR LANDING

Radiator. Smoke alarm. Door to:

BEDROOM 1

28'6" (8.69m) x 13'2" (4.01m) maximum reducing to 8'10" (2.69m). A fabulous light and spacious room incorporating a dressing area. Two radiators. Television aerial point. Telephone point. Access to roof space. Two large double glazed Velux style windows to rear aspect offering fine outlook over neighbouring area and countryside beyond. Deep built in cupboard/wardrobe. Additional built in wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Double glazed Velux style window to front aspect again with pleasant outlook over neighbouring green.

OUTSIDE

To the front of the property is a neat area of garden laid to decorative chipped bark for ease of maintenance with pathway leading to the front door with courtesy light. To the left side elevation is a private driveway providing parking in turn providing access to:

GARAGE

20'0" (6.10m) x 10'10" (3.30m). A good size garage. Up and over door. Power and light. Pitched roof providing additional storage space. Range of matching base, drawer and eye level cupboards with wood effect roll edge work surfaces. Appliance space. Rear courtesy door provides access to the rear garden.

The rear garden is a particular feature of the property consisting of an extensive raised timber decked terrace with water tap. Steps lead down to a level area of garden laid to artificial turf again for ease of maintenance. Raised flower/shrub beds. Large useful under deck storage area. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MAINTENANCE CHARGE

We have been advised by our client that the current charge is £250.66 per annum for the maintenance of all communal areas.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end, by Sainsbury's, and bear left. At the next set of traffic lights proceed straight ahead to the roundabout taking the 1st exit left onto Tithebarn Lane and proceed down taking the 1st left into Pinn Lane then left again into Poltimore Drive, continue into the development where the property in question will be found on the right 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 into 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 surveyor's 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.

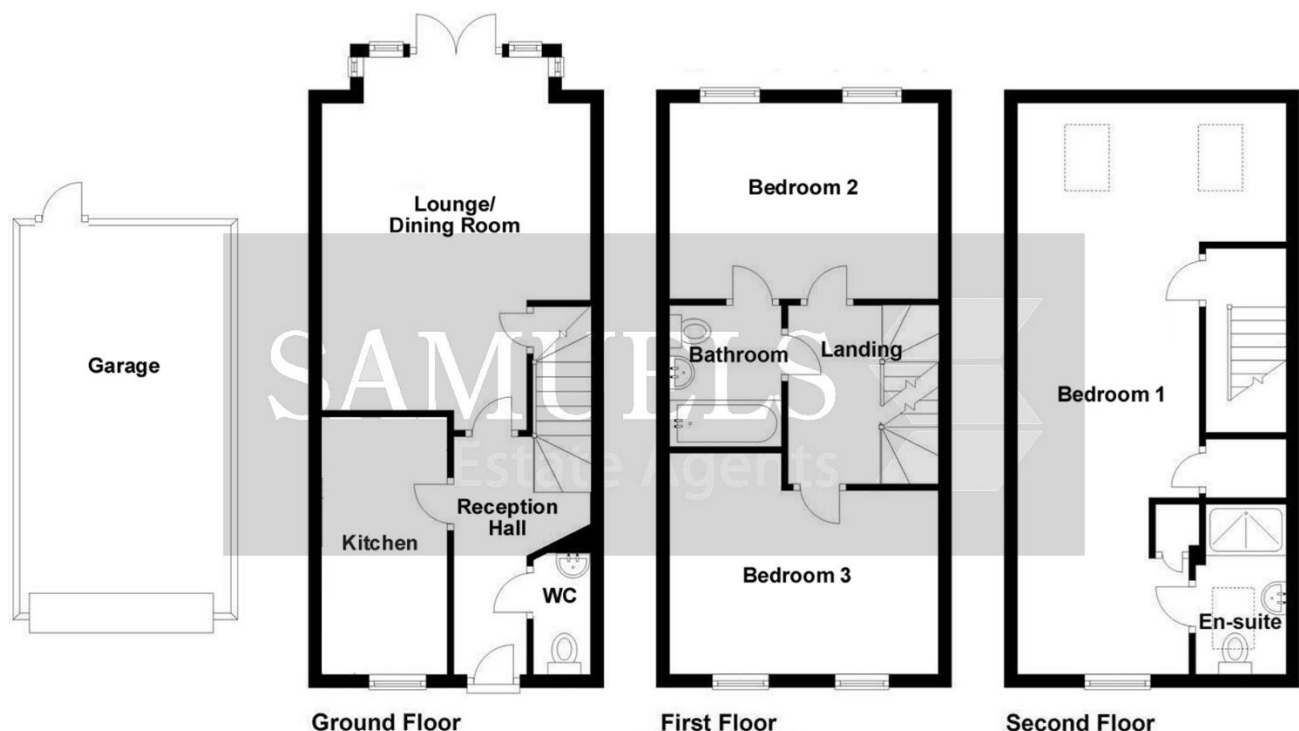
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9054/AV



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		