

**35 POLTIMORE WAY
WESTCLYST
EXETER
EX1 3GN**



GUIDE PRICE £500,000 - £525,000 FREEHOLD



A fabulous modern detached bungalow situated within this highly sought after residential development on the outskirts of Exeter providing good access to local amenities and major link roads. Well proportioned living accommodation. Presented in good decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Large reception hall. Lounge/dining room. Modern kitchen/breakfast room. Modern bathroom. Gas central heating. Double glazing. Private driveway providing parking for two vehicles. Detached garage. Enclosed easy to maintain rear garden enjoying southerly aspect. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Arched covered entrance with inset LED spotlight and tiled floor. Composite front door, with matching double glazed panels, leads to:

RECEPTION HALL

A spacious wide reception hall. Radiator. Smoke alarm. Access to roof space. Cupboard with double power point and also housing electric consumer unit. Deep storage cupboard with fitted shelf. Glass paned double opening doors lead to:

LOUNGE/DINING ROOM

19'4" (5.89m) x 10'10" (3.30m). A well proportioned room. Radiator. Telephone point. Television aerial point. Thermostat control panel. uPVC double glazed window to rear aspect with outlook over rear garden. Aluminium framed double glazed bi-folding doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

15'10" (4.83m) x 11'8" (3.56m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff oven. Four ring Neff gas hob with glass splashback and Neff filter/extractor hood over. Integrated Neff upright fridge freezer. Integrated Neff dishwasher. Plumbing and space for washing machine. Upright storage cupboard housing boiler serving central heating and hot water supply. Space for table and chairs. Inset LED spotlights to ceiling. Telephone point. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 1

14'8" (4.47m) maximum into door recess reducing to 11'4" (3.45m) x 12'2" (3.71m) maximum into wardrobe space. Radiator. Range of built in wardrobes to majority of one wall providing hanging and shelving space. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

7'2" (2.18m) x 4'4" (1.32m). A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

14'4" (4.37m) x 10'6" (3.20m) maximum into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BEDROOM 3

11'6" (3.51m) x 10'10" (3.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BATHROOM

10'6" (3.20m) maximum x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Shaver point. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

Directly to the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance with inset shrub beds. Dividing pathway leads to the front door. A double width driveway provides comfortable parking for two vehicles part of which provides access to:

DETACHED GARAGE

23'2" (7.06m) x 10'0" (3.05m). A good size garage with power and light. Up and over door providing vehicle access. Pitch roof providing additional storage space.

To both side elevations and to the rear of the garage is a further area of garden mostly laid to decorative stone chippings for ease of maintenance with inset shrubs. To the left side elevation of the bungalow is a paved pathway and side gate providing access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of an extensive paved patio with outside light and water tap. One step leads down to a section of garden laid to artificial turf again for ease of maintenance with side shrub beds and additional patio. The rear garden is enclosed by timber panelled fencing to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice and data limited, Vodafone voice and data likely, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water –Low risk

Mining: No risk from mining

Council Tax: Band E (East Devon)

SERVICE CHARGE

We await confirmation of the current charge for the upkeep of communal areas.

DIRECTIONS

From Exeter continue through Pinhoe towards Westclyst and at the traffic light junction proceed straight ahead continuing along taking the 2nd right hand turning into Poltimore Way.

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 check 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.

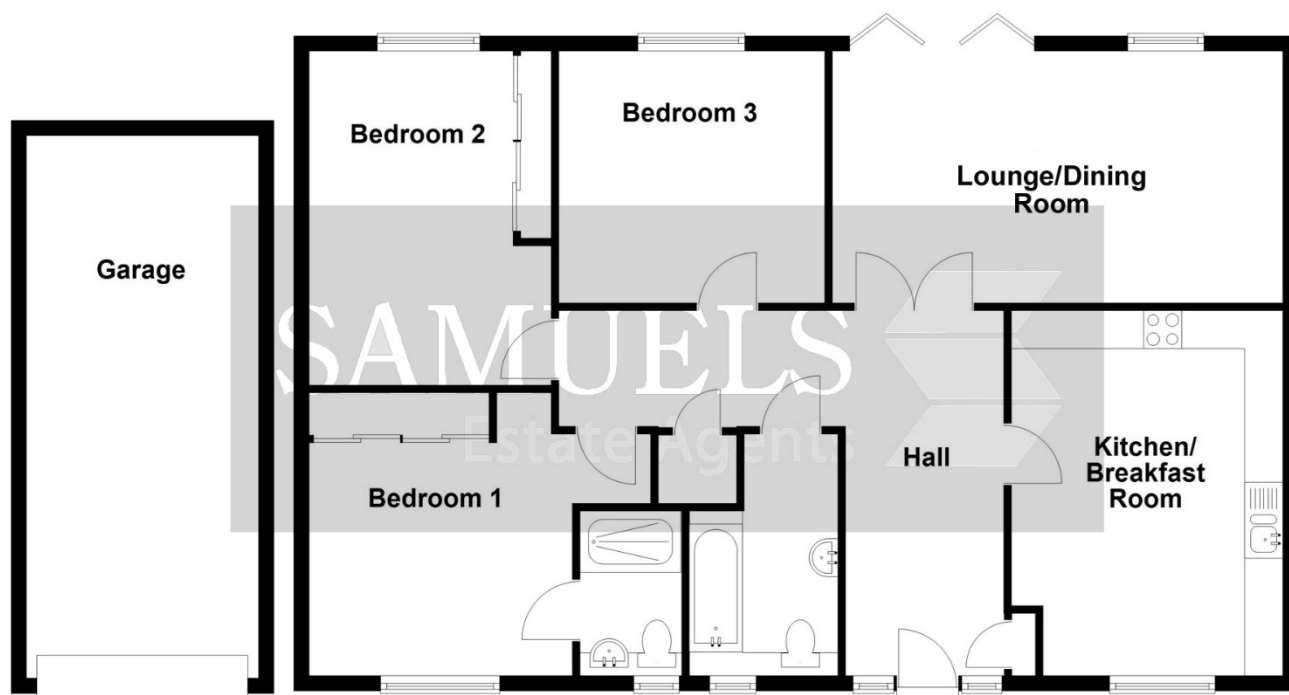
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8860/AV



Total area: approx. 126.6 sq. metres (1363.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		