



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



£475,000 FREEHOLD



A fabulous modern detached bungalow situated in this highly popular residential development on the outskirts of Exeter providing good access to local amenities and major link roads. Occupying a generous corner plot site with southerly facing rear garden, private driveway, detached garage plus additional block paved hard standing providing parking for numerous vehicles. Three good size bedrooms. Ensuite shower room to master bedroom. Large reception hall. Lounge/dining room. Modern kitchen/breakfast room. Modern bathroom. Quality fitted uPVC double glazed conservatory. Gas central heating. Double glazing. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with inset LED spotlight. Tiled flooring. External double power point. Composite front door, with matching double glazed panels, leads to:

RECEPTION HALL

A spacious 'L' shaped hallway. Radiator. Inset LED spotlights to ceiling. Access to roof space. Cloak cupboard with fitted shelf also housing electric consumer unit. Additional deep storage cupboard with fitted shelving. Lead effect glass panelled double opening doors lead to:

LOUNGE/DINING ROOM

19'6" (5.94m) x 10'10" (3.30m). A light and spacious room. Radiator. Telephone point. Television aerial point. Thermostat control panel. uPVC double glazed window to rear aspect with outlook over rear garden. Aluminium double glazed bi-folding double opening doors lead to:

CONSERVATORY

9'10" (3.0m) x 8'10" (2.69m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall and pitched double glazed roof. Power and light. Electric wall heater. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

15'8" (4.78m) x 11'10" (3.61m). Again a well proportioned room fitted with an extensive range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff oven/grill. Fitted Neff microwave/grill. Four ring Neff gas hob with glass splashback and Neff filter/extractor hood over. Integrated upright fridge freezer. Integrated Neff dishwasher. Integrated Smeg washing machine. Upright storage cupboard housing boiler serving central heating and hot water supply. Radiator. Television aerial point. Telephone point. Ample space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 1

15'0" (4.57m) maximum into door recess reducing to 11'4" (3.45m) x 12'2" (3.71m). Radiator. Range of wardrobes and drawers to the majority of one wall. Thermostat control panel. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wall hung low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Shaver point. Medicine cabinet. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

14'6" (4.42m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BEDROOM 3

11'4" (3.45m) x 10'10" (3.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BATHROOM

9'10" (3.0m) maximum x 6'6" (1.98m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wall hung low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Part tiled walls. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a fabulous corner plot site with gardens to three sides. Directly to the front of the property is a shrub bed well stocked with a variety of shrubs, plants and bushes. To the right side elevation is a section of garden laid to decorative stone chippings for ease of maintenance. To the left side elevation is an attractive brick paved driveway providing additional parking. Further maturing shrub bed. Additional private driveway providing parking for approximately three further vehicles providing access to:

DETACHED GARAGE

23'0" (7.01m) x 10'0" (3.05m). A good size garage. Up and over door providing vehicle access. Pitched roof providing additional storage space. Power and light.

From the left side elevation of the block paved driveway is a side gate leading to the rear garden which enjoys a high degree of privacy whilst benefitting from a southerly aspect and consisting of an extensive paved patio with water tap leading to a section of lawn and area laid to decorative stone chippings for ease of maintenance. A dividing pathway leads to the lower end of the garden with timber shed. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central 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/en-gb/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 E (East Devon)

SERVICE CHARGE

We have been advised that the current charge for the upkeep of communal areas is £414 per annum

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. Continue down and the property in question will be found on the left 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.

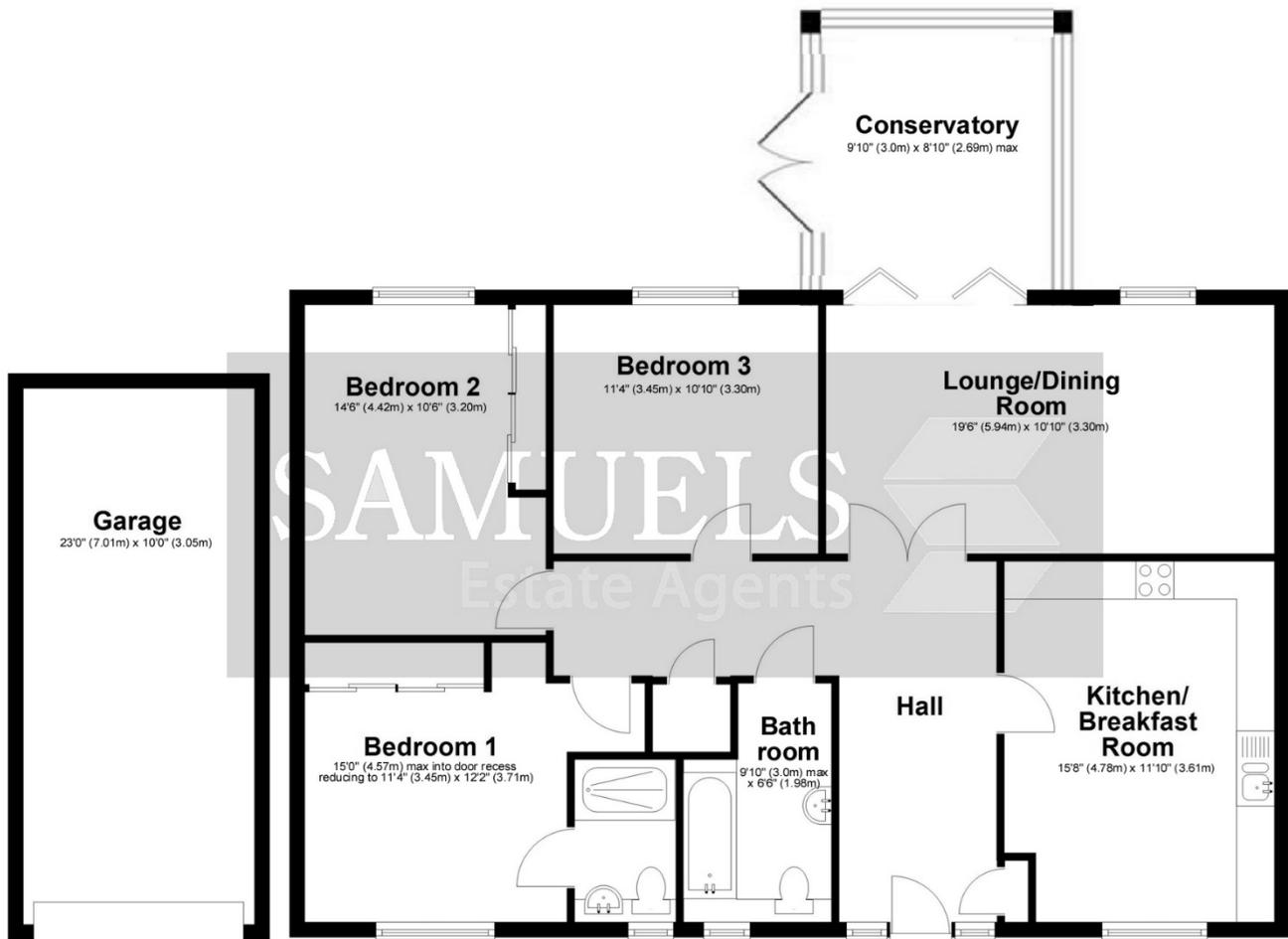
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9149/AV



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

Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		