



**6 POLTIMORE DRIVE
MONKERTON
EXETER
EX1 3DY**



£345,000 FREEHOLD



A well presented modern townhouse offering well proportioned living accommodation arranged over three floors. Three good size double bedrooms. Ensuite and dressing area to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Modern kitchen. Well proportioned lounge/dining room. District heating. uPVC double glazing. Driveway providing parking and good size garage. Enclosed rear garden with rear access. Fine outlook and views over neighbouring area and beyond. Highly sought after residential development providing good access to local amenities, railway station and major link roads. No onward chain. A great family home. Viewing highly recommended.

AGENTS NOTE

The seller has stipulated that only chain-free purchasers are to view the property

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset double glazed panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Thermostat control panel. 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. Electric consumer unit. Extractor fan.

From reception hall, door to:

KITCHEN

12'10" (3.91m) x 6'2" (1.88m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards with concealed lighting. Quartz work surfaces with matching splashback. Fitted oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit, with modern style mixer tap, set within quartz work surface. Integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Wall mounted concealed heat exchanger. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

15'4" (4.67m) x 13'2" (4.01m) maximum. A well proportioned room. Two radiators. Television aerial point. Telephone point. Deep understair storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 3

13'2" (4.01m) x 9'2" (2.79m). Built in triple wardrobe. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

13'2" (4.01m) into wardrobe space x 9'8" (2.95m). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Two uPVC double glazed windows to rear aspect with outlook over rear garden, neighbouring area and beyond. Door to ensuite/bathroom (Jack & Jill design).

From first floor landing, additional door (Jack & Jill design) to:

ENSUITE BATHROOM/FAMILY BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Part tiled walls. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

SECOND FLOOR LANDING

Radiator. Smoke alarm. Door to:

BEDROOM 1

28'6" (8.69m) maximum x 13'2" (4.01m) reducing to 9'0" (2.74m). A fabulous light and spacious room incorporating dressing area. Two radiators. Television aerial point. Storage cupboard. Access to roof void. Range of built in wardrobes providing hanging and shelving space. Inset LED spotlights to ceiling. Additional deep built in storage cupboard. Two double glazed Velux style windows to rear aspect offering fine outlook over neighbouring area and beyond. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Shaver point. Part tiled walls. Extractor fan. Inset LED spotlight to ceiling. Double glazed Velux style window to front aspect.

OUTSIDE

To the front of the property is a small area of garden stocked with a variety of maturing shrubs and plants. Dividing pathway and step leads to the front door with courtesy light. The rear garden consists of a paved patio with outside light and water tap leading to a shaped area of lawn. Side shrub bed stocked with a variety of shrub and plants. Steps and pathway provide access to rear garden providing pedestrian access. The property also benefits from a driveway providing parking for one vehicle in turn providing access to:

SINGLE GARAGE

20'0" (6.10m) x 9'10" (3.0m). A good size garage. Plastered pitched ceiling and double glazed Velux style window. Up and over door providing vehicle access. On facing the property the property is situated to the right hand side (middle garage)

TENURE

FREEHOLD

SERVICE/MAINTENANCE CHARGE

We have been advised that the current charge for the upkeep of communal areas is £250.66 per annum.

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 C (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road bear left, by Sainsbury's , and continue down to the next set of traffic lights. Proceed along the new inner bypass and at the 1st roundabout turn left onto Tithebarn Way and continue along this road to the crossroad junction with Pinn Lane and turn right into Pinn Lane, continue along taking the 1st left into Poltimore Drive.

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.

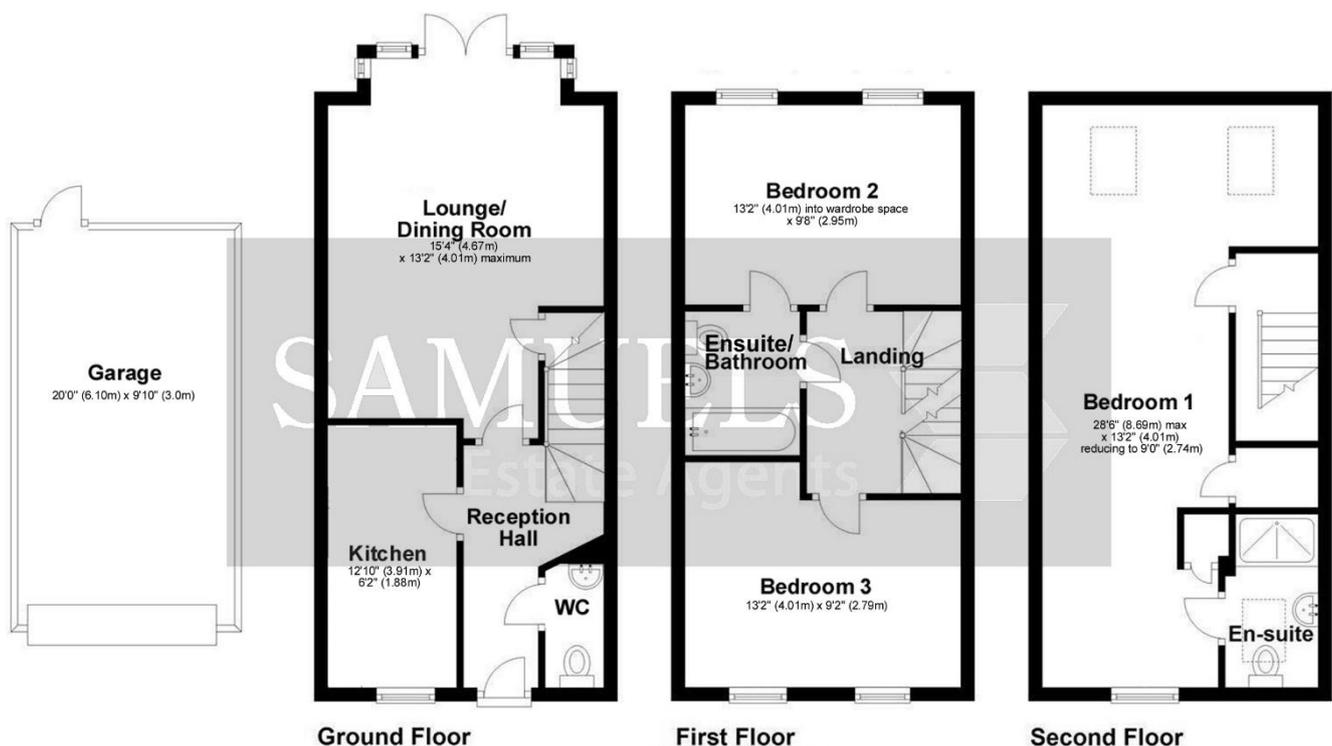
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9151/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		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		