



**3 POLTIMORE COURT
MOOR LANE
POLTIMORE
NEAR EXETER
EX4 0AQ**



£450,000 FREEHOLD



An opportunity to acquire a fabulous four bedroom characterful barn conversion located within this popular village location on the outskirts of Exeter with stunning views and outlook over Devon countryside and beyond. Well presented versatile living accommodation comprising four bedrooms. First floor bathroom. Large reception hall. Cloakroom. Light and spacious lounge/dining room. Quality Ashgrove kitchen/breakfast room. Spacious ground floor family room/bedroom four. Double glazing. Oil fired central heating. Delightful enclosed rear and side gardens enjoying southerly aspect. Good size garage. Driveway. A lovely characterful home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door (accessed via courtyard). Large canopy entrance. Obscure sealed unit double glazed front door, with matching side panel, leads to:

RECEPTION HALL

A spacious split level hallway. Radiator. Stairs rising to first floor. Smoke alarm. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Fitted mirror. Extractor fan. Electric meter and consumer unit.

From reception hall, door to:

LOUNGE/DINING ROOM

24'8" (7.52m) x 13'6" (4.11m). An impressive light and spacious room. Exposed roof timber. Solid oak wood flooring. Two radiators. Fireplace recess with raised hearth and wood mantel over. Two sets of double glazed double opening doors provide access and outlook to rear garden. Glass panelled door leads to:

REAR LOBBY

Slate tiled flooring. Access to roof void. Double glazed door provides access to rear/side garden. Door to:

DEEP WALK IN STORAGE CUPBOARD

Slate tiled floor. Electric light. Cloak hanging space. Deep shelving.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'2" (3.71m) x 10'6" (3.20m). A refitted Ashgrove kitchen fitted with an extensive range of matching base, drawer and eye level cupboards with concealed lighting. Granite work surfaces with tiled splashback. Single drainer sink unit set within work surface with modern style mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Pull out larder cupboard. Integrated dishwasher. Breakfast bar. Slate tiled floor. Radiator. Inset LED spotlights to ceiling. Sealed unit double glazed window to rear aspect with pleasant outlook over neighbouring countryside.

From reception hall, door to:

BEDROOM 4/FAMILY ROOM

15'4" (4.67m) into wardrobe space x 10'0" (3.05m). A spacious double bedroom. Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Sealed unit double glazed window to front aspect with outlook over courtyard.

FIRST FLOOR LANDING

Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Sealed unit double glazed window to front aspect with outlook over courtyard. Door to:

BEDROOM 1

15'8" (4.78m) x 11'4" (3.45m). A fabulous light and spacious room. Radiator. Sealed unit double glazed windows to both side and rear aspects offering fine outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 2

9'10" (3.0m) x 9'0" (2.74m) excluding door recess. Radiator. Sealed unit double glazed window to side aspect with fine outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) maximum x 6'4" (1.93m). Radiator. Sealed unit double glazed window to front aspect with outlook over courtyard.

From first floor landing, door to:

BATHROOM

8'6" (2.59m) x 6'4" (1.93m) maximum. A modern matching white suite comprising 'P' shaped panelled bath with central mixer tap, fitted electric shower unit over, curved glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure sealed unit double glazed window to side aspect.

OUTSIDE

The main front door is accessed via the communal courtyard. The rear and side gardens area a particular feature of the property enjoying a south westerly aspect consisting of an attractive paved patio and shaped area of lawn. Shrub beds well stocked with a variety of maturing shrubs, plants and trees. The rear garden extends to the side elevation again consisting of three shaped areas of lawn with raised beds. Pillared entrance with dividing pathway leading to rear door with courtesy light. The rear and side gardens are enclosed to all sides whilst an additional gate provides access to private driveway providing parking in turn providing access to:

GARAGE

17'0" (5.18m) x 9'0" (2.74m) (approximate measurements). Up and over door providing vehicle access. Power and light. Pitched roof providing additional storage space.

TENURE

FREEHOLD

COMMUNAL SERVICE CHARGE

We have been advised the current communal service charge is £30 per month. Poltimore Court consists of ten properties. Each property has an equal share and responsibility for the lane and communal land. Together we form Poltimore Court Management Company. Each property pays the same, contributing to a pot of money that covers maintenance of the lane and communal land.

MATERIAL INFORMATION

Construction Type: Brick and stone

Mains: - Water, drainage, electric

Heating: Oil fired 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/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)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road and continue to the very end and bear left at Sainsbury's into Pinhoe. Continue over the two mini roundabouts and proceed straight ahead on the main road for approximately one mile. Turn left signposted 'Poltimore' and proceed straight ahead through the village and continue down taking the right hand turning into Moor Lane, proceed to the end of this road until reaching Poltimore Court.

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.

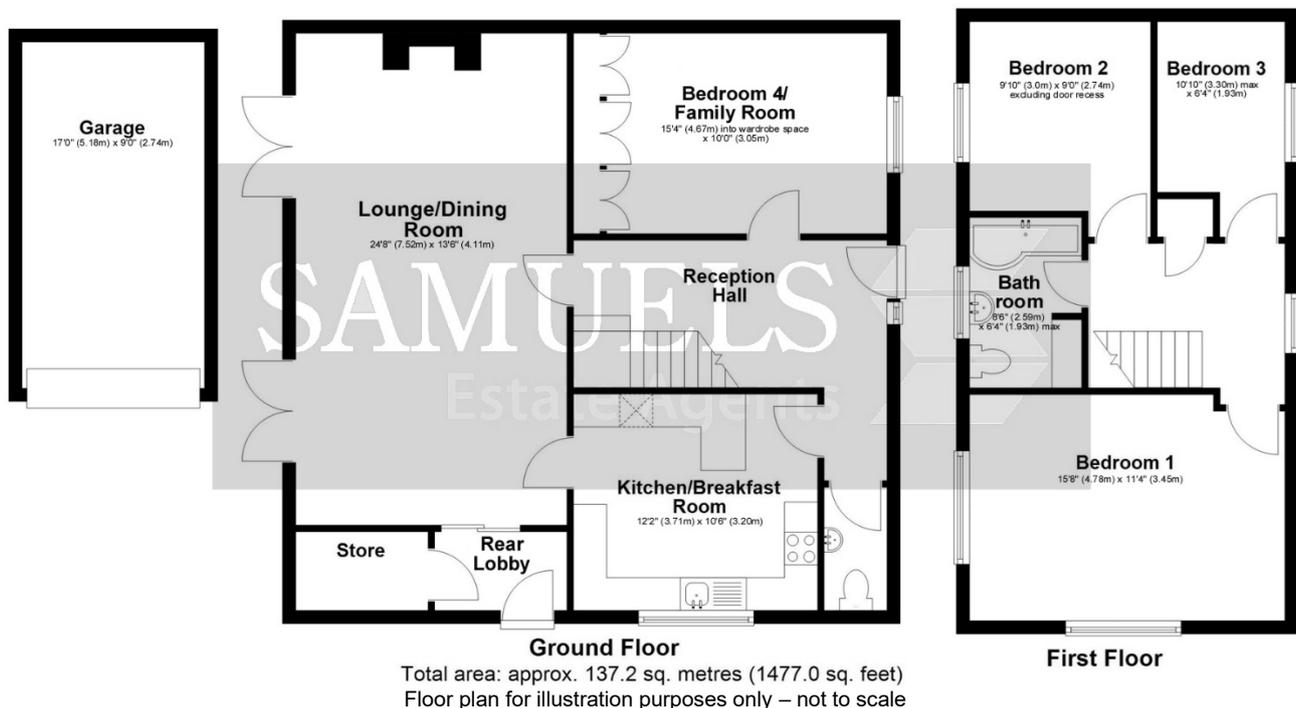
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	43 E	
21-38	F		
1-20	G		