

**'POPPINS'  
POLTIMORE  
NEAR EXETER  
EX4 0AH**



**GUIDE PRICE £475,000 FREEHOLD**



An opportunity to acquire a well proportioned detached bungalow occupying a generous level site situated in this popular village location on the outskirts of Exeter. Requiring a degree of modernisation whilst offering great scope for extension works/development (subject to the necessary consents). Three good size bedrooms. Reception hall. Spacious lounge/dining room. Kitchen/breakfast room. Shower room. Separate cloakroom. Driveway providing parking for approximately two vehicles. Garage. Good size enclosed rear garden enjoying southerly aspect. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISSES (All dimensions approximate)**

Part covered entrance. Part obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Radiator. Telephone point. Smoke alarm. Cloak hanging space. Access via pull down aluminium ladder to:

### **ROOF SPACE**

Insulated and part boarded with electric light. This particular space offers great scope for conversion, subject to the necessary consents.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

23'0" (7.01m) x 13'10" (4.22m) maximum reducing to 11'10" (3.61m). A well proportioned room. Two radiators. Fireplace recess with raised hearth and wood burning stove. Serving hatch to kitchen. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

11'4" (3.45m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric cooker. Plumbing and space for washing machine. Further appliance space. Space for small table and chairs. Upright storage cupboard. Larder cupboard with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door leads to:

### **REAR LOBBY**

Tiled floor. Electric light. Cloak hanging space. Part obscure glazed door providing access to rear garden.

From reception hall, door to:

### **BEDROOM 1**

12'4" (3.76m) x 9'10" (3.0m) excluding wardrobe space and door recess. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **BEDROOM 2**

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

From reception hall, door to:

### **BEDROOM 3**

10'8" (3.25m) excluding wardrobe space x 8'10" (2.69m). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **SHOWER ROOM**

Comprising double length tiled shower area electric shower unit and toughened glass shower screen. Wash hand basin. Heated ladder towel rail. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin. Part tiled walls. Obscure glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a driveway providing parking for approximately two vehicles. Access to:

### **GARAGE**

18'8 X 9'0" (2.74m). Up and over door providing vehicle access. Power and light. Window to rear aspect. Courtesy door provides access to the rear garden.

From the driveway a pillared entrance and pathway leads to the front garden which is mostly laid to lawn with shrub beds well stocked with a variety of maturing shrubs, plants, bushes and hedgerow. Pathway leads to the front door.

To the left side elevation is a side gate with access to the rear garden, which is a particular feature of the property, enjoying a high degree of privacy and southerly aspect. Consisting of a patio part covered with a polycarbonate verandha opening to a good size shaped area of level lawn. Areas of garden previously designated to vegetable growing.

Well stocked with a variety of maturing shrubs, plants and bushes including various maturing fruit trees including apple, pear and plum. Lean to storage shed. Greenhouse. The rear garden is enclosed to all sides whilst to the right side elevation is a timber storage shed, oil tank and oil fired boiler.

### **TENURE**

FREEHOLD

## MATERIAL INFORMATION

Construction Type: Brick

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 D (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, at the crossroad junction bear left and the property in question will be found a short way along 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.

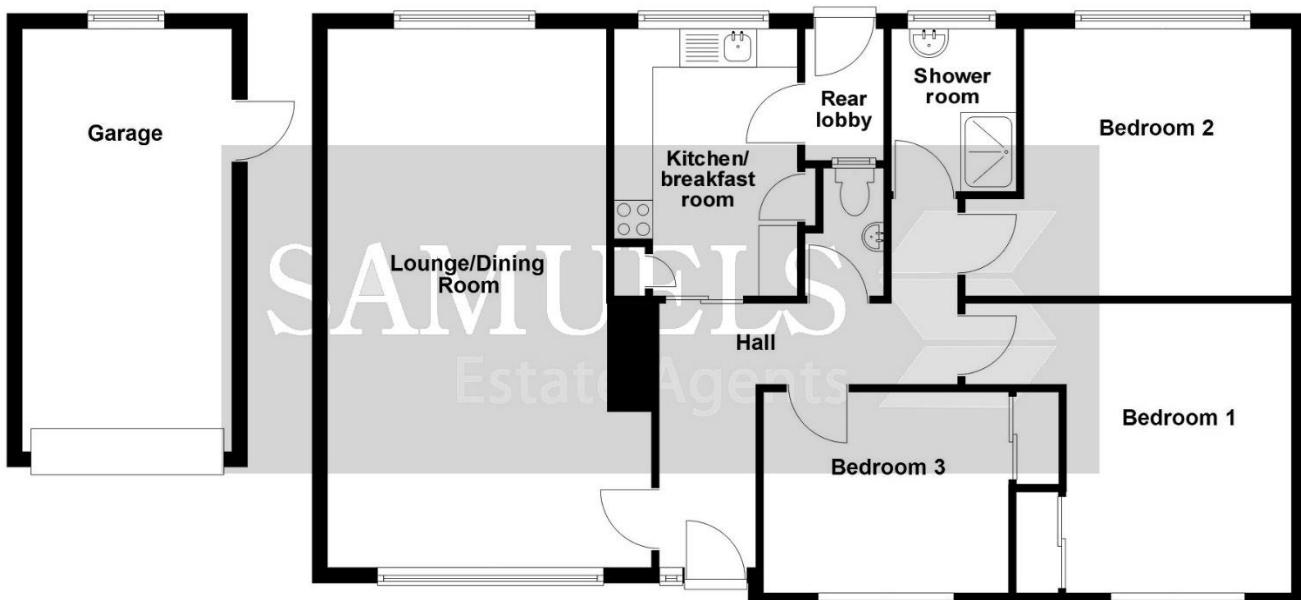
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0825/9019/AV



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		