



**39 POLTIMORE DRIVE  
MONKERTON  
PINHOE  
EXETER  
EX1 3DY**



**£315,000 FREEHOLD**



**A stylish modern semi detached family home with delightful south westerly facing enclosed rear garden and private parking for two vehicles. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Refitted modern kitchen/breakfast room. Well proportioned open plan lounge/dining room. uPVC double glazing. District heating. Popular residential development providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.**

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

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

### **RECEPTION HALL**

Radiator. Wood effect vinyl flooring. Stairs rising to first floor. Smoke alarm. Cloak hanging space. Deep storage cupboard. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Wood effect vinyl flooring. Extractor fan.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

12'2" (3.71m) x 7'6" (2.29m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashback. Ceramic single drainer sink unit with traditional style mixer tap. Fitted electric oven. Four ring electric induction hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for tumble dryer. Wall mounted concealed heat exchanger. Radiator. Space for double width freezer or small table and chairs. Wood effect vinyl flooring. uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

17'10" (5.44m) x 15'0" (4.57m) maximum reducing to 11'6" (3.51m). A well proportioned light and spacious room. Wood effect vinyl flooring. Radiator. Telephone point. Television aerial point. Deep understair storage cupboard. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Storage cupboard. Door to:

### **BEDROOM 1**

17'0" (5.18m) maximum into recess x 8'6" (2.59m). Radiator. Access to roof space. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) x 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

12'2" (3.71m) x 6'2" (1.88m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **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. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Dividing pathway leads to the front door. To the right side elevation is a pathway with water tap and side gate leading to the rear garden, which enjoys a south westerly aspect, consisting of a paved patio and shaped area of lawn. Outside light. Raised shrub bed. Side pathway leads to a timber shed. Central dividing steps lead to a raised timber decked terrace. The rear garden is enclosed to all sides. The property also benefits from two private allocated parking spaces situated close by.

### **TENURE**

FREEHOLD

### **MAINTENANCE CHARGE**

We have been advised by our client that the current charge is approximately £300 per annum for the maintenance of all communal areas.

### **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 D (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsburys and bear left. Take the right hand lane to the next set of traffic lights and proceed straight ahead into Cumberland Way. At the roundabout bear left onto Tithebarn Way, take the next left into Pinn Lane and then the next left into Poltimore Drive, continue along following the road around 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 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.

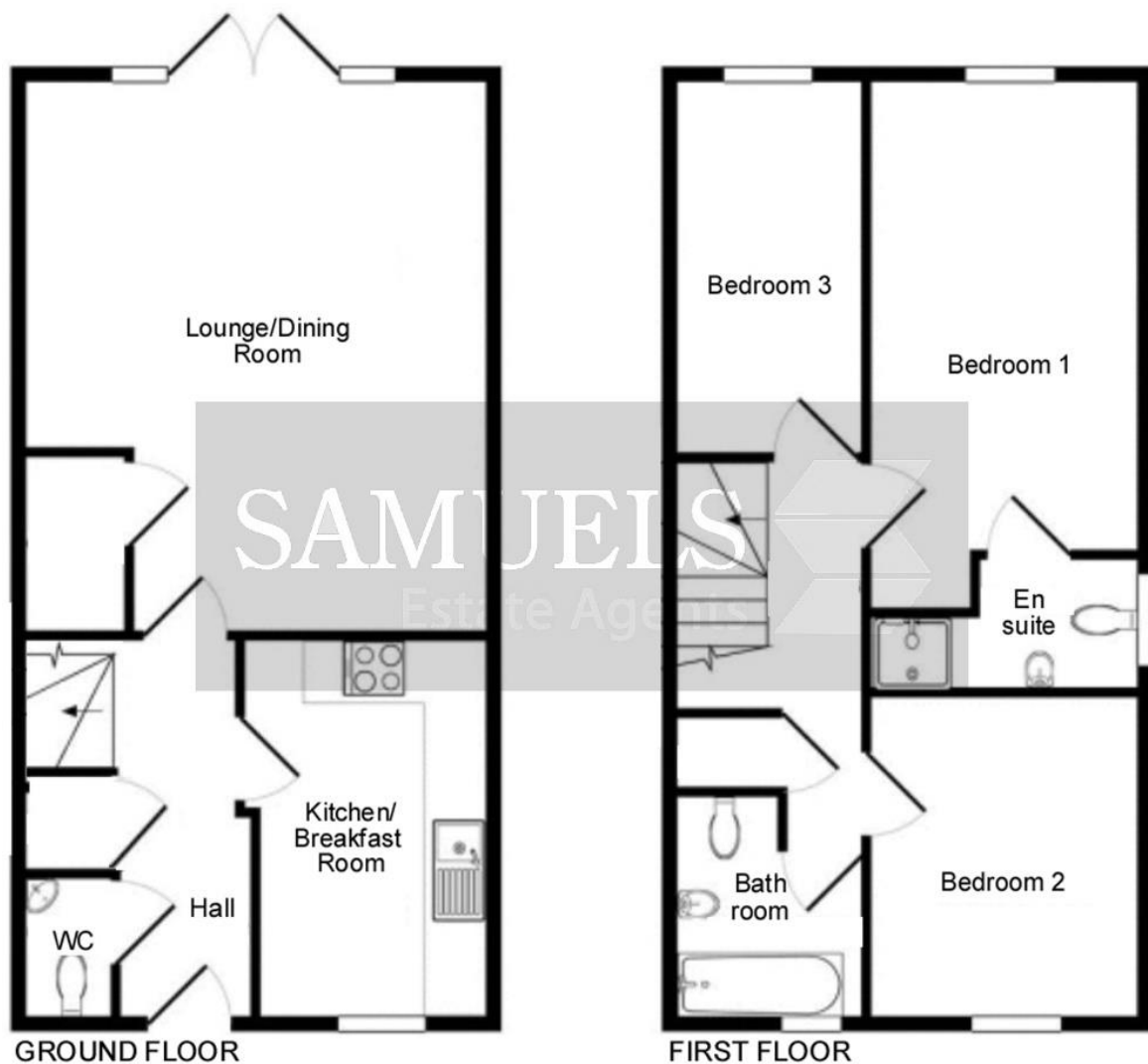
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0825/9009/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		