



Poltimore Drive, Exeter

**Connells**

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## Poltimore Drive. Exeter

### Entrance Hall Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

### Living/ Dining Room

20' x 13' 1" ( 6.10m x 3.99m )

French doors to garden, storage cupboard, wall mounted radiator.

### Kitchen

12' 8" x 6' 2" ( 3.86m x 1.88m )

Double glazed front aspect window, wall and base units, work surfaces, stainless steel sink unit, electric hob, oven, extractor fan.

### First Floor Landing Bedroom 2

9' 5" x 13' 1" ( 2.87m x 3.99m )

Two double glazed rear aspect windows, wall mounted radiator, door to Jack and Jill bathroom.

### Bedroom 3

9' 2" x 13' 3" ( 2.79m x 4.04m )

Two double glazed front aspect windows, wall mounted radiator, door to Jack and Jill bathroom.

### Bathroom

Bath, mains shower, low level toilet, wash hand basin, wall mounted radiator.

### Second Floor Landing

#### Bedroom 1

28' 5" x 13' 1" ( 8.66m x 3.99m )

Large master suite with 2 Velux windows, dressing area, wall mounted radiator,

storage cupboard and loft access.

### En-Suite

Velux window, mains shower, low level toilet, wash hand basin, wall mounted radiator.

### Rear Garden

Patio, walk way down to garage and parking area.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Poltimore Drive, Exeter

A well-equipped 3 bedroom house arranged over 3 levels on the eastern edge of Exeter offering good sized bedrooms, a fantastic master suite, a garage, off road parking and great road links accessing the M5 motorway & A30.

Tenure: Freehold

EPC Rating: B

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To view this property please contact us on

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