

Poltimore Drive, Exeter





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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.







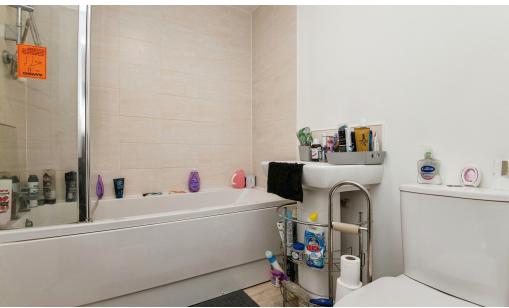
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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



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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.





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



APPROVED CODE TRADINGSTAND

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EPC Rating: B



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