



FRANCIS LOUIS
Residential

25. Poltimore Drive, Exeter, EX1 3DY
Price Guide £350,000

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Modern 3-Bedroom Townhouse on Poltimore Drive, Exeter – No Onward Chain

Francis Louis are proud to present this beautifully presented three-storey townhouse situated in the highly sought-after residential area of Poltimore Drive, Exeter. Offered with no onward chain, this versatile home is perfect for families, professionals, or those seeking flexible living space.



- Attached garage and driveway parking
- Two bathrooms plus ground-floor WC
- Dedicated home office/study
- Private rear garden with patio and decking areas
- Three well-proportioned bedrooms across two floors, including a stunning top-floor suite
- Modern fitted kitchen with integrated appliances



Accommodation

Ground Floor

Upon entering, you are welcomed by a bright hallway leading to a stylish modern kitchen, a convenient WC, and a spacious living/dining room with French doors opening onto the rear garden. To the side, there is a versatile office space, ideal for home working, with direct access to the garden. The ground floor also benefits from an integral garage.

First Floor

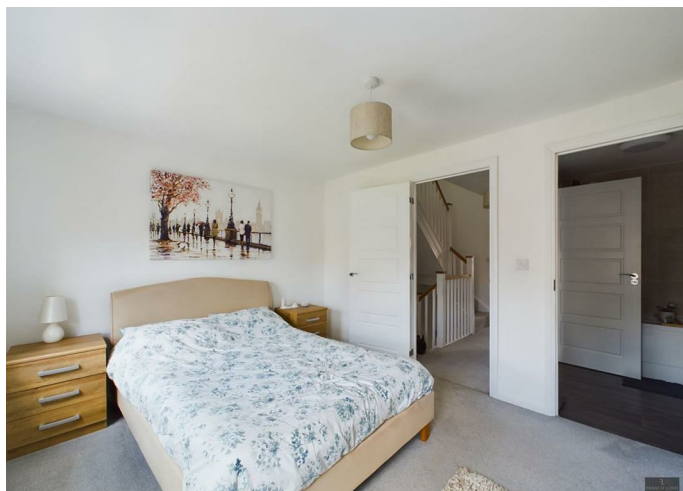
The first floor offers two generous double bedrooms and a contemporary family bathroom.

Second Floor

The top floor boasts an impressive principal bedroom with fitted storage, Velux windows providing plenty of natural light, and a modern en-suite shower room.

Outside

The rear garden is fully enclosed and designed for low maintenance, featuring a patio dining area, raised deck with BBQ space, and a lawn—perfect for entertaining. To the front, the property benefits from driveway parking leading to the garage.

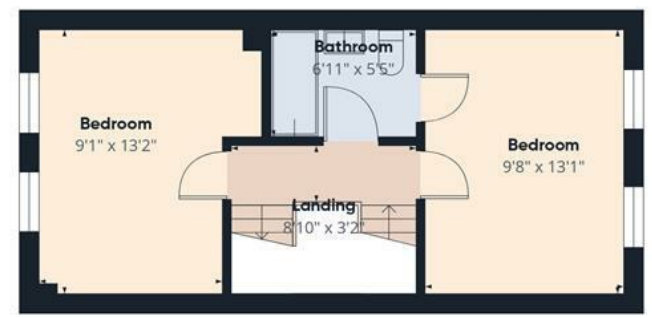








Ground Floor



Floor 1



Floor 2

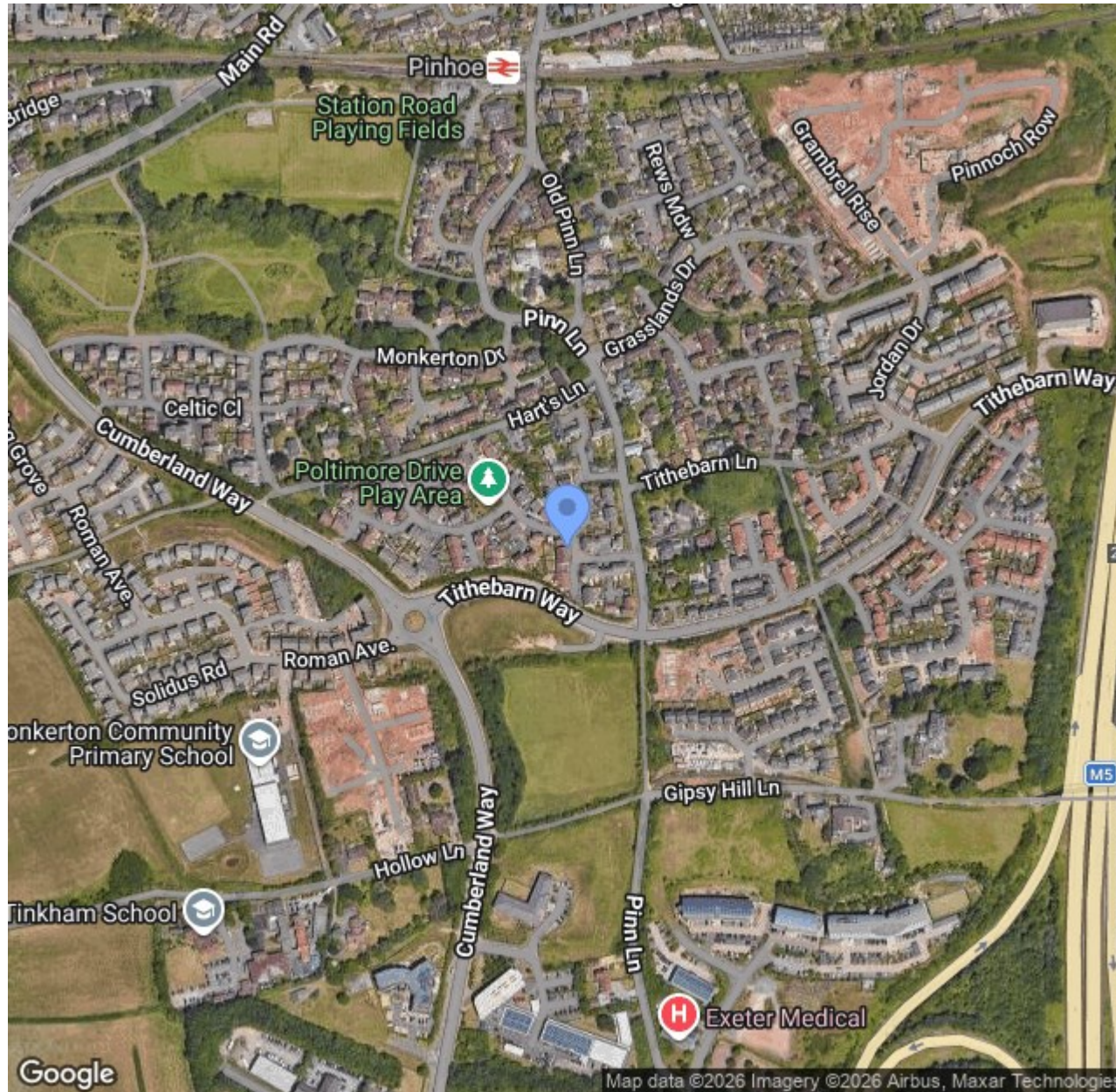
Approximate total area⁽¹⁾
1244 ft²
Reduced headroom
35 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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