



6 Poltimore Drive, Exeter, EX1 3DY  
Price Guide £310,000

  
FRANCIS LOUIS  
Residential

#### GUIDE PRICE £310,000-£325,000

A beautifully presented and spacious three double bedroom townhouse situated on the highly sought-after Poltimore Drive in Pinhoe, offering versatile accommodation arranged over three floors and ideal for modern family living.

The property is thoughtfully designed to provide both practicality and comfort. On the ground floor, a welcoming entrance leads through to a modern fitted kitchen with ample storage and worktop space, alongside a convenient downstairs WC. To the rear, a large and bright living room spans the width of the property, featuring French doors opening directly onto the garden, creating a seamless indoor-outdoor flow and an ideal space for relaxing or entertaining.

The first floor offers two generous double bedrooms, both well-proportioned and filled with natural light. One bedroom benefits from Juliet doors leading into the family bathroom, allowing for a Jack-and-Jill style arrangement and added flexibility. The main bathroom is well-appointed and easily accessible from the landing.

Occupying the entire top floor, the principal bedroom suite is a standout feature, offering a particularly spacious double room with ample built-in storage and a private en-suite shower room, creating a comfortable and private retreat.

Externally, the property benefits from a private rear garden, perfect for outdoor dining and low-maintenance living. There is also a garage with skylight, offering excellent storage or potential for a home office, gym or hobby space, along with a parking space directly in front.

Located in the popular area of Pinhoe, the property enjoys excellent access to a wide range of local amenities including shops, supermarkets, schools and green spaces. Pinhoe train station is within easy reach, providing direct links into Exeter and beyond, while regular bus services offer convenient public transport options. The property also benefits from quick access to the M5 and A30, making it ideal for commuters.



## Inside the property

The interior of this well-presented townhouse has been thoughtfully arranged over three floors, offering a versatile and spacious layout ideally suited to modern living. Throughout the property, there is a consistent sense of light and proportion, with well-balanced rooms and a practical flow between spaces.

Upon entering the home, you are welcomed into a hallway that provides access to the principal ground floor accommodation. To the front, the kitchen is fitted with a range of modern units, offering ample storage and worktop space. The layout is both functional and efficient, catering well to everyday use while maintaining a clean and contemporary feel.

To the rear of the property, the main living room forms the heart of the home. This is a generous and bright space, easily accommodating a full range of furnishings while still feeling open and comfortable. Large French doors allow natural light to flood the room and provide direct access to the garden, enhancing the overall sense of space and creating an excellent connection between indoor and outdoor living.

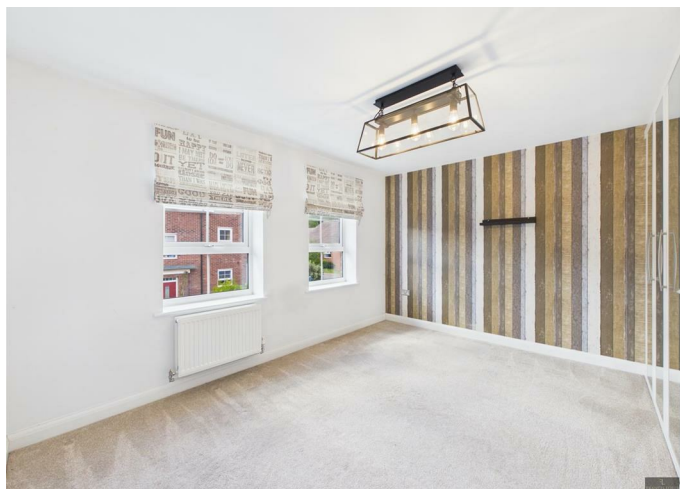
The first floor continues the theme of well-proportioned accommodation, comprising two spacious double bedrooms, both benefiting from mirror-fronted built-in storage, providing excellent practicality while maintaining a sleek finish. One of the bedrooms features Juliet doors, adding both character and additional natural light, while also offering a unique connection to the family bathroom, allowing for a semi-private or Jack-and-Jill style arrangement. The bathroom itself is well-appointed and conveniently positioned to serve this floor.

Occupying the entire top floor, the principal bedroom suite is a particularly impressive space. Generous in size, the room offers ample floor area for bedroom furniture while maintaining a bright and airy atmosphere. A key feature is the extensive mirror-fronted built-in storage, providing excellent practicality without compromising on space. The room is further enhanced by its own en-suite shower room, creating a private and comfortable retreat away from the main living areas.

The property will also be sold with light fittings, curtains and blinds included, adding further convenience for prospective buyers.

Overall, the interior offers a superb combination of space, functionality and flexibility, making it well suited to a wide range of buyers.

## Location & Outside



## Outside & Location

Externally, the property offers a well-balanced combination of practicality, low-maintenance living and convenience, perfectly complementing the spacious interior.

To the rear, the home benefits from a private enclosed garden, designed to be both functional and easy to maintain. The space is ideal for outdoor dining, relaxing or entertaining, with direct access from the living room via French doors, creating a seamless transition between indoor and outdoor living. The garden provides a ???????? and manageable environment suitable for families, pets or those seeking a simple outdoor space without extensive upkeep.

A particularly valuable feature of the property is the garage, which benefits from a skylight, allowing natural light to enter the space and making it far more versatile than a standard garage. This area is ideal not only for secure parking and storage, but also lends itself well to alternative uses such as a home gym, workshop, office or hobby space depending on individual needs. Positioned conveniently, the garage also has a dedicated parking space directly in front, providing practical off-road parking for everyday use.

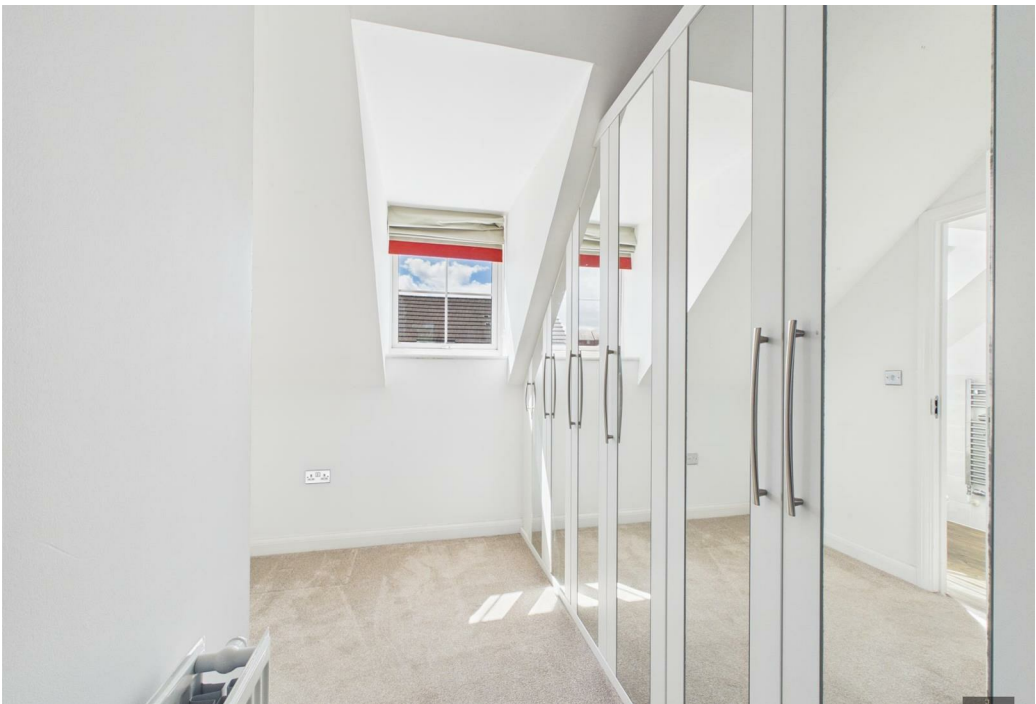
To the front, the property enjoys a neat and well-maintained approach, with easy access to both the entrance and parking area, enhancing overall convenience.

The property is situated on Poltimore Drive in Pinhoe, one of Exeter's most popular and well-connected residential areas. The location offers excellent access to a wide range of local amenities, including shops, supermarkets, cafés and everyday services, all within easy reach. Well-regarded schools and green spaces are also nearby, making it particularly appealing for families.

For commuters, the property is ideally positioned with Pinhoe train station close by, providing regular services into Exeter city centre and beyond. There are also frequent bus routes within walking distance, offering additional transport options. The M5 and A30 are easily accessible, allowing for convenient travel across the region.

Overall, the outside space and location provide a superb blend of accessibility, practicality and lifestyle, making this an ideal home for modern living.







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1267 ft<sup>2</sup>

Reduced headroom

48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

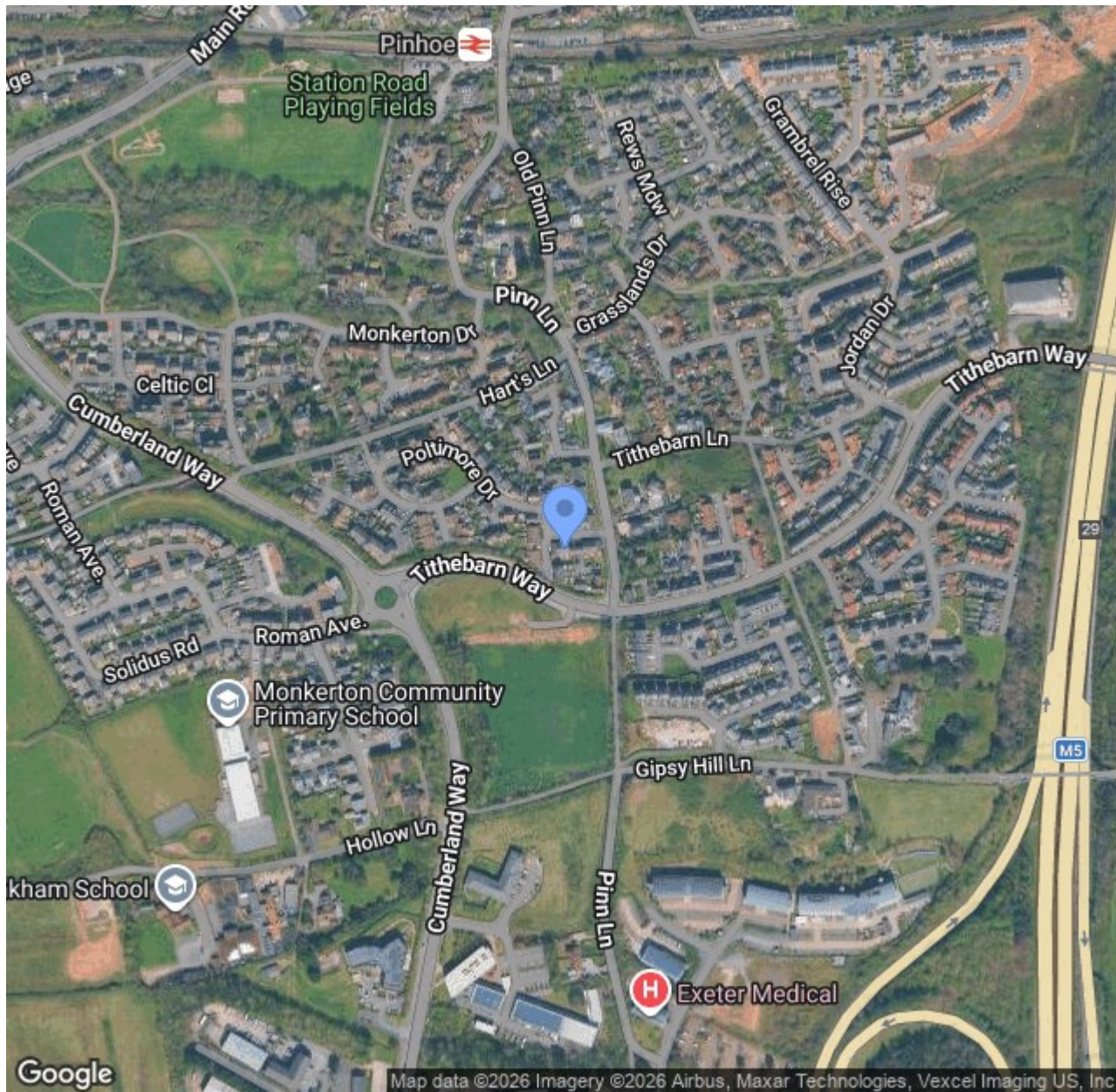
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Buyers with no chain – perfect for first-time buyers- Sold with no Onward chain
- Three double bedroom townhouse arranged over three floors
- Large, bright living room with French doors to the garden
- Spacious principal bedroom suite with en-suite (top floor)
- Bedrooms all equipped with fitted wardrobes
- Family bathroom with Jack-and-Jill style access
- Modern fitted kitchen with ample storage
- Downstairs WC for added convenience
- Garage with skylight plus off-road parking directly in front
- Private rear garden ideal for relaxing and entertaining





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