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HERE TO GET *you* THERE



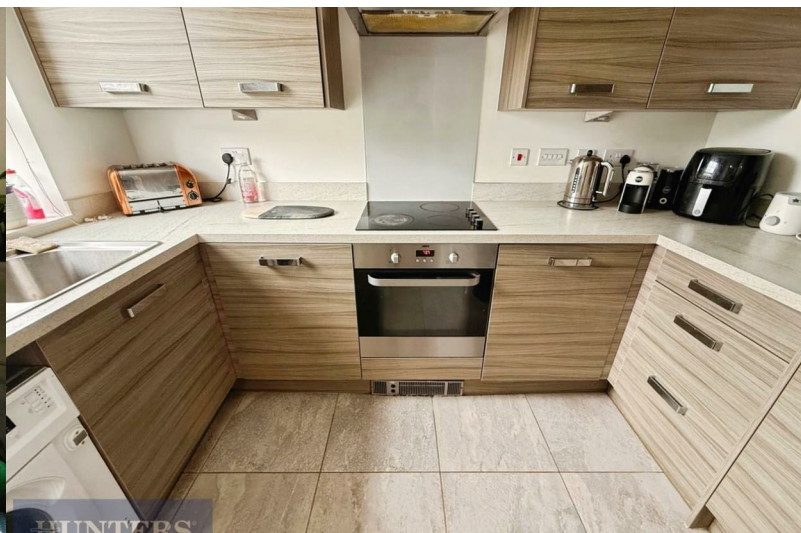
Poltimore Drive

Exeter, EX1 3DY

Asking Price £290,000



Council Tax: C



33 Poltimore Drive

Exeter, EX1 3DY

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Hallway

Doors to the kitchen, lounge/dining room, WC and storage cupboard.

WC

Low level WC, hand basin, radiator.

Kitchen

10'0" x 6'1" (3.06m x 1.87m)

Window to the front aspect, high and low level cupboards, roll top work surfaces, built in induction hob, oven and extractor fan, kick heater, single bowl sink and drainer, space and plumbing for a washing machine, built in fridge freezer,

Lounge/dining room

17'5" x 12'11" (5.32m x 3.94m)

Patio doors to the rear aspect, stairs to the first floor, radiator.

Landing

Doors to both bedrooms, family bathroom and access to the loft space.

Master bedroom

11'1" x 8'11" (3.39m x 2.72m)

Two windows to the rear aspect, door to the en-suite, built in wardrobes, door to a storage cupboard, radiator.

En-suite

Walk in shower, low level WC, hand basin, radiator.

Bedroom two

12'11" x 8'5" (3.94m x 2.58m)

Two windows to the front aspect, radiator.

Family bathroom

Partially obscured window to the side aspect, bath, low level WC, hand basin.

Outside

To the front of the property are mature shrubs and a pathway that leads to the allocated parking spaces.

To the rear of the property is a fully enclosed rear garden that benefits from a patio area and an area laid to artificial grass, there is a gate that gives access to the side/ front of the property.

- Good location
- Allocated parking
- Low maintenance enclosed rear garden
- Two double bedrooms
- Master en-suite
- Modern family bathroom
- Modern kitchen

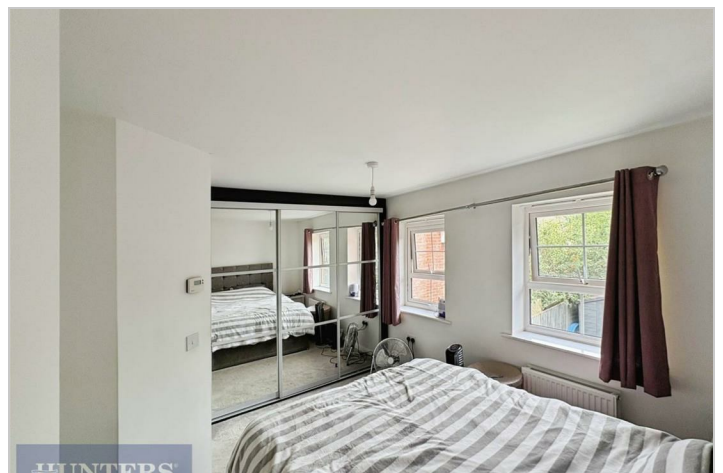
Nestled in the desirable area of Poltimore Drive, Exeter, this charming new build house offers a perfect blend of modern living and convenience. Built in 2017, the property spans an impressive 732 square feet and features two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a comfortable living space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped and designed for both functionality and style, ensuring that cooking and dining experiences are enjoyable. The master bedroom boasts an en-suite bathroom, providing a private sanctuary, while the second bedroom is equally generous in size. A separate WC and a contemporary bathroom add to the practicality of this lovely home.

The property also benefits from off-road parking, a valuable asset in this sought-after location. The enclosed rear garden offers a peaceful outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

Conveniently situated close to local amenities, residents will find shops, schools, and recreational facilities within easy reach. Additionally, the property enjoys good transport links, making commuting and exploring the wider area a breeze.

This delightful house on Poltimore Drive presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this wonderful property your new home.



Road Map



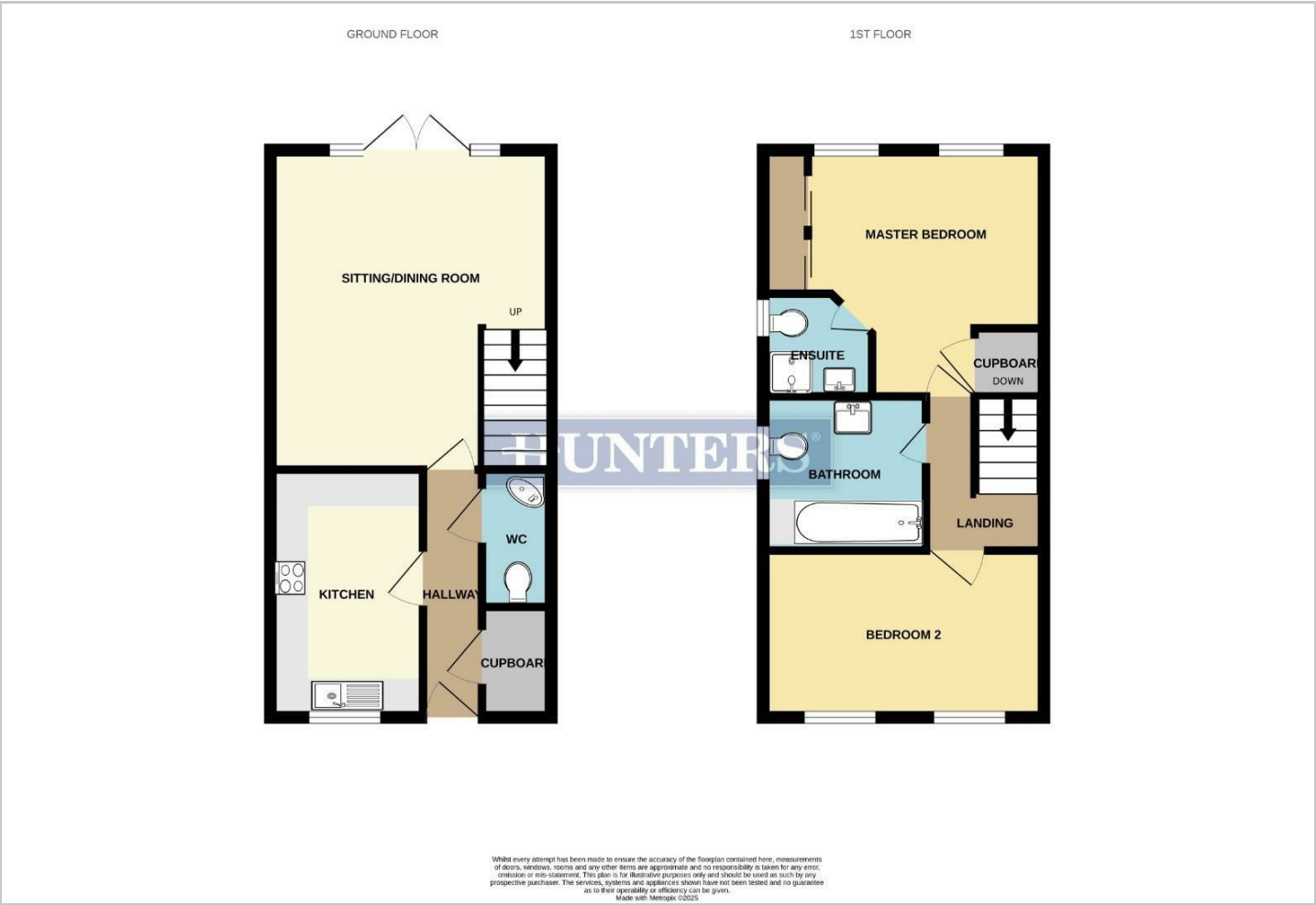
Hybrid Map



Terrain Map



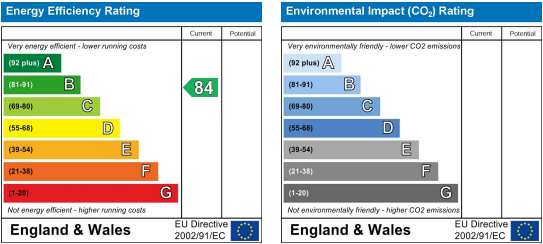
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.