



£305,000

Poltimore Drive, Exeter

End of Terrace | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- End terrace
- Three Bedrooms
- Living / Dining Room
- Kitchen
- Downstairs W/C
Cloakroom
- Ensuite Shower
- Bathroom
- Garden
- Driveway

Property Description

* END TERRACE * THREE BEDROOM * DOWNSTAIRS CLOAKROOM * LIVING / DINING ROOM * KITCHEN * EN-SUITE SHOWER ROOM * BATHROOM * GARDEN * DRIVEWAY

Main Particulars

A well appointed modern 3 bedroom house in the convenient location of Monkerton, close to local amenities. The accommodation briefly comprises an entrance hall, downstairs cloakroom, spacious living/dining room, a fitted kitchen, three bedrooms, main bedroom with an en-suite shower room and family bathroom. Outside there is a driveway providing off road parking for two vehicles and a patio and lawned rear garden.

Monkerton is on the Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Monkerton benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Council Tax Band: C

Tenure: Freehold

Access

Hedged front garden area with a driveway which provides off road parking to the side.

Composite double glazed front door into:

Entrance Hall

Stairs to the first floor landing, storage cupboard and doors to:

Cloakroom

Fitted with a close coupled W.C. and corner wash hand basin with tiled surround, obscured PVCu double glazed window to the front. Radiator and extractor fan.

Living / Dining Room

With PVCu double glazed French doors and side windows opening onto the rear garden. Large storage cupboard and two radiators.

Kitchen

The kitchen has a range of gloss white fronted base cupboards, drawers and eye level units, a roll edged work surface with matching upstand. Stainless steel single bowl sink unit with mixer tap. Space and plumbing for washing machine. PVCu double glazed window to the front aspect. Space for fridge/freezer. Electric oven and hob with stainless steel splash back and extractor hood over. Radiator and cupboard housing the heat exchange for hot water and central heating. Spot lighting.

First Floor Landing

Hatch to roof space, large storage cupboard, radiator and doors to:

Bedroom 1

PVCu double glazed window to the rear, radiator, recess for hanging rail and door to:

En-suite Shower Room

Fitted with a glazed folding shower screen, mixer shower, tiled surrounds, pedestal wash hand basin with tiled splash back. Close coupled W.C., tile effect flooring, wall mounted electric shaver point, radiator and extractor fan.

Bedroom 2

PVCu double glazed window to the front and radiator.

Bedroom 3

PVCu double glazed window overlooking the rear garden and radiator.

Bathroom

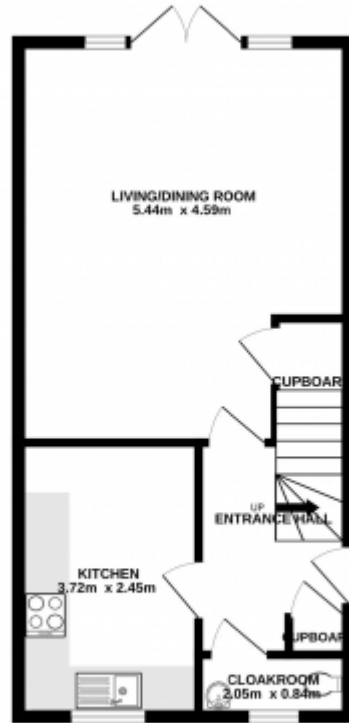
Fitted with a panelled bath with tiled surrounds, chrome style mixer tap and shower attachment. Glazed shower screen, pedestal wash hand basin with tiled splash back. Close coupled W.C., obscured PVCu double glazed window to the side, radiator and extractor fan.

Garden

A good sized lawned garden with paved patio and raised sleeper beds. The garden is enclosed with brick wall and timber fencing and a gate providing side access.



GROUND FLOOR



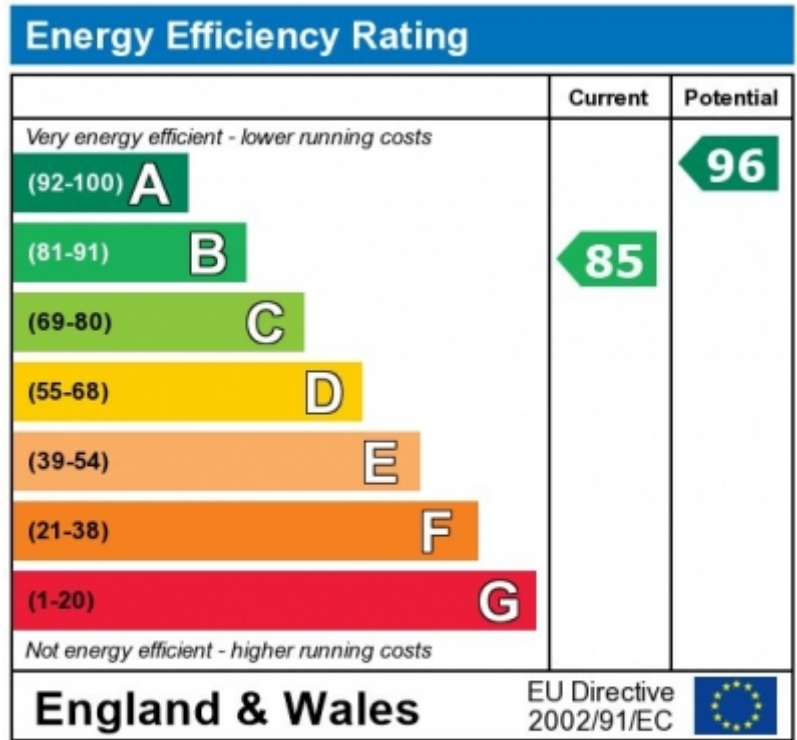
1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for guide only purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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