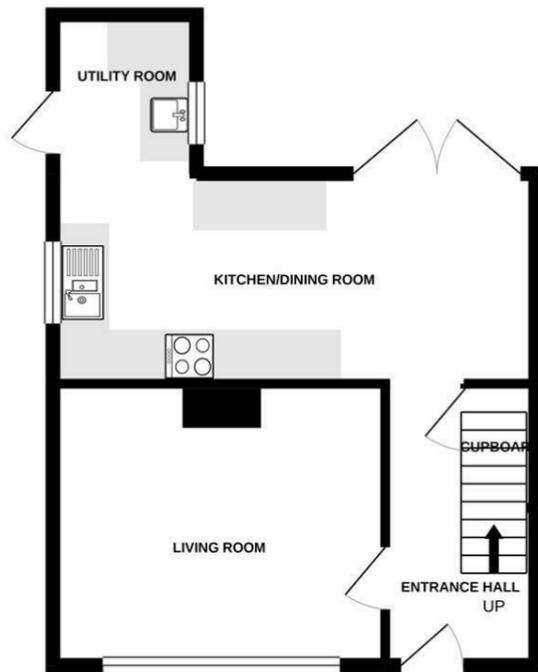




£250,000 FREEHOLD

GROUND FLOOR

1ST FLOOR



Whilst 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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8 Hatchland Road, Poltimore, Exeter, Devon, EX4 0AS

A much improved and beautifully presented semi-detached house with high spec kitchen/diner, utility room, spacious living room with woodburner, modern bathroom, large gardens and driveway with parking for 4 vehicles. The property also has PVCu double glazing and oil central heating.



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Accommodation Comprising

Obscured PVCu double glazed front door into:

Entrance Hall

With wood and glass stair case to the first floor, oak flooring, under stairs storage cupboards and drawers. Radiator and doors to:

Living Room

4.06m x 3.46m (13'3" x 11'4")

Large PVCu double glazed window to the front aspect, wooden flooring, radiator and fireplace recess with multi fuel stove and granite hearth. Television point.



Utility Room

4.52m x 1.76m (14'9" x 5'9")

PVCu double glazed window to the side aspect, PVCu obscured glazed door to the side access. Well fitted with a range of handle less units with base cupboards, integral sink unit with mixer tap. Space and plumbing for washing machine. A range of larder style deep storage cupboards, included with cupboard space, wine rack and shelving. Space for fridge/freezer and space for tumble dryer. Radiator.

First Floor Landing

Hatch to roof space, radiator and doors to:

Bedroom 1

3.40m x 4.05m (maximum) (narrowing to 3.28m) (11'1" x 13'3" (maximum) (narrowing to 10'9"))

PVCu double glazed window to the front aspect, radiator, a range of built-in mirror fronted sliding door wardrobes with hanging rail and shelving.



Bedroom 2

2.59m x 4.07m (8'5" x 13'4")

PVCu double glazed window to the rear aspect and radiator.

Bedroom 3

2.35m (maximum) x 2.64m (7'8" (maximum) x 8'7")

PVCu double glazed window to the front aspect, radiator and integral storage cupboard.

Luxury Bathroom

2.21m x 1.65m (7'3" x 5'4")

Fitted with a large shower bath with curved glazed shower screen, Mira shower with touch control panel. Built-in vanity unit with cupboard space below, wash hand basin and waterfall tap. Tiled walls and flooring. Inset mirror. Close coupled W.C. with concealed cistern, obscured PVCu double glazed window to the rear, heated towel rail and spot lighting. Extractor fan.

Front Garden

The property is approached via a large driveway with parking for four vehicles which leads to a side access gate to the rear garden.

Rear Garden

The rear gardens feature a large level lawn, patio area, timber fencing, wooden storage shed, flower beds and mature tree.



Council Tax

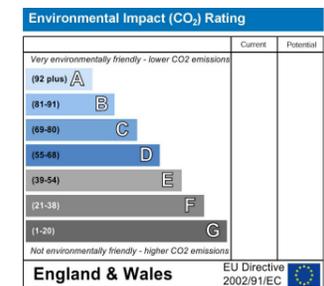
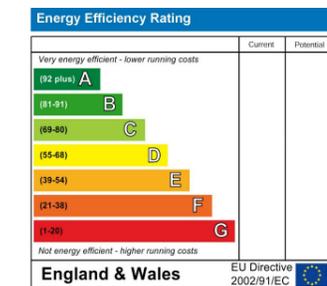
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Area - Poltimore

Poltimore is a mainly thatched and Devon red-stone hamlet set in farmland about 5 miles from Exeter city centre. The village has a charming church, village hall and popular farm shop. There is an active and friendly community with a Neighbourhood Watch Scheme and a Womens Institute Group. The village hall becomes a licensed social club on Tuesdays and Fridays which is run by the villagers. Popular local schools are Clyst Vale community college, Broadclyst and Stoke Canon primary schools. Poltimore has excellent travel links into Exeter, M5 motorway, A30 and Exeter International Airport.

Agents Notes

Please note that under Section 157 of the Housing Act 1985, any prospective purchaser of this property must have lived and/or worked in Devon for a continuous period of at least 3 years.



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.