



Church View

Church View

Hatchland Road, Poltimore, Exeter, Devon, EX4 0AS



Exeter 6 miles

Killerton House (National Trust) 2.5 miles

A charming detached bungalow in the desirable village of Poltimore, with ample parking

- Sought after village close to Exeter
- A detached two storey bungalow
- 2/3 Bedrooms
- Ample off street parking plus integral garage
- Low maintenance gardens

Guide price £295,000

SITUATION

The property is situated in the village of Poltimore, a quintessential Devon village with a farm shop, a charming church and a thriving community village hall. The nearby villages of Broadclyst and Pinhoe provide a selection of local shops, pubs and surgeries. The university and cathedral city of Exeter (6 miles) has a wide range of facilities and amenities as befits a centre of its importance, including excellent shopping, dining, theatre and wide-ranging leisure pursuits. The city has mainline railway stations to Paddington and Waterloo. The neighbouring village of Whimple (3 miles) also has a stop on the Waterloo line. Exeter International Airport lies approximately 2 miles away with daily flights to London.

DESCRIPTION

Church View is a charming detached chalet bungalow. The integral garage may provide options to extend the accommodation (subject to the necessary consents). The spacious and versatile accommodation requires a degree of updating. The low maintenance gardens wrap around the property with a generous parking area.

ACCOMMODATION

The entrance hall provides stairs to the first floor, storage beneath and a cloakroom. To the right is the dining room, with a front aspect. This could be used as a ground floor third bedroom. Off the entrance hall is the

sitting room with a rear aspect with sliding patio doors, and a feature fireplace. The kitchen/breakfast room has a front aspect, an array of matching base and wall units, electric hob and double oven. The utility has a side exit, built-in units, sink, space for appliances and houses the oil-fired boiler.

The first floor landing has a rear aspect and airing cupboard. The master bedroom has a side aspect, an array of fitted wardrobes and an en suite providing a shower cubicle, wc and basin. Bedroom 2 has a side aspect with fitted wardrobes.

OUTSIDE

Church View has an enclosed plot providing low maintenance gardens, timber shed, planted borders and a generous tarmac drive providing ample parking. A pedestrian gate leads to the front entrance while a set of timber gates open onto the parking area and integral garage.

SERVICES

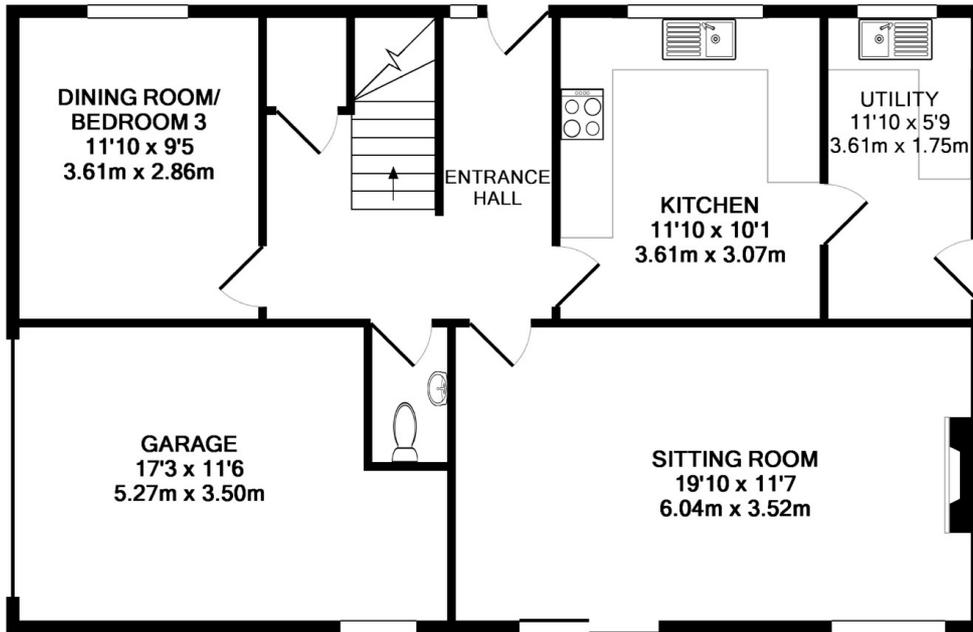
Mains electricity, mains water and mains drainage. Oil-fired central heating.

DIRECTIONS

From Exeter proceed on the B3181 towards Pinhoe and Broadclyst. Continue through Pinhoe then turn left, before passing over the M5, towards the village of Poltimore. When you arrive in the centre of the village turn right onto Hatchland Road where the property is located on the right.

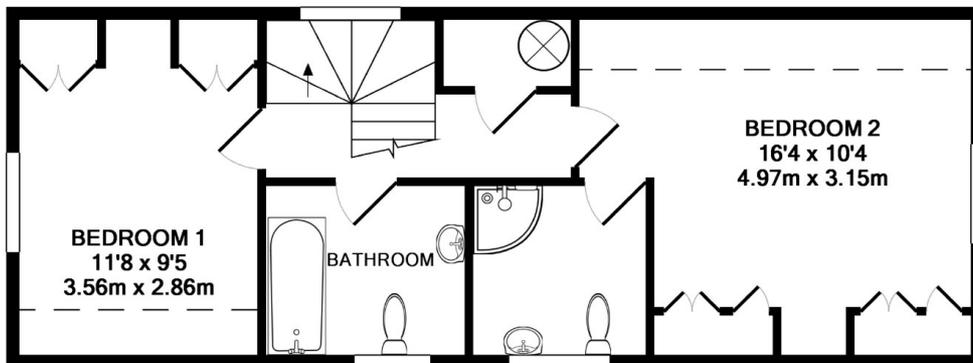


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GROUND FLOOR
APPROX. FLOOR
AREA 850 SQ.FT.
(79.0 SQ.M.)

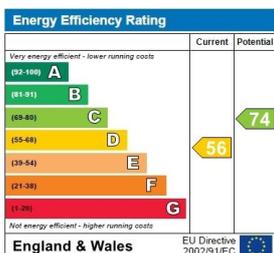
1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1331 SQ.FT. (123.7 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2019

These particulars are a guide only and should not be relied upon for any purpose.



21/22 Southernhay West, Exeter, Devon,
EX1 1PR

01392 255202

exeter@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London