



Cornerway



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Poltimore, Exeter, EX4 0AR

Exeter centre (4.5 Miles), Broadclyst (2 Miles)

A beautifully presented detached bungalow with spacious accommodation, stunning countryside views, and a large level garden.

- Detached 3-bedroom bungalow
- Peaceful village setting
- Generous level plot
- Solar power supply
- Driveway parking and garage
- Large, private rear garden
- Principal bedroom with en-suite
- Spacious kitchen/dining/family room
- Council tax band: E
- Freehold

Guide Price £625,000

SITUATION

Cornerway is attractively situated in the heart of the popular and picturesque village of Poltimore, just a short distance from Exeter. The village enjoys a peaceful rural setting surrounded by Devon countryside and is home to a close-knit community of friendly and welcoming locals, who are proud of their village and eager to share its unique character with visitors. The village offers convenient access to the city and its wide range of amenities, shops, restaurants, and transport links. The M5 (J29) and A30 are both within easy reach, as is Exeter Airport, while the nearby villages of Broadclyst and Pinhoe offer a variety of local facilities including schools, shops and railway connections.

DESCRIPTION

Cornerway is a superb three-bedroom detached bungalow occupying a generous level plot with beautifully maintained gardens and far-reaching views over open countryside. The property combines light and spacious accommodation with a practical layout, ideally suited to modern living.

To the front, a private driveway provides off-road parking and access to a single garage. The rear garden is a particular feature of the property – mainly laid to lawn with well-tended borders and mature planting. A patio and decking area directly outside the property provides the perfect setting for outdoor dining and entertaining, all while enjoying the lovely open outlook and feeling of space.



ACCOMMODATION

The front door opens into a welcoming entrance hallway which gives access to all the principal rooms. To the left is a useful utility room fitted with cupboards, a sink, WC, and space for white goods.

A door leads through to the large and light-filled kitchen/dining/family room, a wonderful open-plan space with large glazed French doors opening to the rear garden. The kitchen is fitted with a modern range of units with wooden worktops and integrated appliances. There is ample space for a dining table as well as a casual seating area, creating an ideal family living environment. Adjacent to this is the sitting room, a bright and comfortable space with a log burner, that also benefits from large glazing to the rear aspect, flooding the room with natural light and providing lovely views over the garden. At the opposite end of the hallway is the main bedroom, a particularly generous room overlooking the rear garden and featuring built-in wardrobes and an en-suite shower room. This room also includes a staircase leading to a useful loft room and additional loft storage. There are two further bedrooms and a family bathroom, completing the accommodation. The property also benefits from Solar power supply.

OUTSIDE

To the front of the property is a private driveway providing off-road parking and access to the single garage. The front garden is neatly presented with areas of lawn and established planting.

The rear garden is a real highlight of the property, a generous and level space mainly laid to lawn with well-maintained borders, mature shrubs and trees. A paved patio and adjoining decking area immediately outside the property provide the perfect setting for outdoor dining and relaxation, while the garden's open aspect to the rear enjoys wonderful views over the surrounding countryside. The combination of space, level ground and outlook make the garden an outstanding feature of Cornerway.

SERVICES

Utilities: Mains drainage, electricity and water

Heating: Boiler installed 2019

Tenure: Freehold

EPC: C(69)

Council tax band: E

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and

Vodafone mobile network available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1508 sq ft / 140 sq m
 Limited Use Area(s) = 52 sq ft / 4.8 sq m
 Garage = 216 sq ft / 20 sq m
 Total = 1776 sq ft / 164.8 sq m
 For identification only - Not to scale

Ground Floor

- Garage: 7.31 x 2.75m / 24 x 9'
- Kitchen / Dining Room: 6.26 x 9.7m / 20'11 x 18'9"
- Utility: 2.28 x 1.84m / 7'6 x 6'
- Sitting Room: 6.52 x 3.52m / 21'5 x 12'10"
- Bedroom 1: 5.50 x 4.05m / 18'1 x 13'3"
- Bedroom 2: 3.66 x 3.05m / 12 x 10'1"
- Bedroom 3: 3.89 x 2.64m / 12'9 x 8'8"

First Floor

- Loft Room: 4.22 x 3.23m / 13'10 x 10'8"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richteckon 2025. Produced for Stags. REF: 1311716



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76
England & Wales		EU Directive 2002/91/EC	

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