



Pollards Close, Pinhoe

- Beautifully Decorated Throughout
- Three Bedrooms (Master with En-Suite)
- Good sized Sitting Room with Patio Doors
- Large Garden With Storage Space
- Parking For Two Cars
- Modern Kitchen
- Downstairs Cloackroom
- Side Access
- Fantastic Transport Links Steps Away

A very well presented terrace Redrow house with side access situated in the much sought after Harringtons development on the outskirts of Exeter City Centre. The accommodation comprises of an entrance hallway with cloakroom. A spacious separate lounge with patio doors and superb fully fitted kitchen. The first floor has three bedrooms, master with en suite and family bathroom. The rear garden is fully enclosed, being a particularly good size. The house benefits with ample parking for two cars and side access into the garden.

The accommodation comprises of an entrance hallway with cloakroom/WC, basin with extractor. Cupboard under stairs for storage.

Beautifully fitted kitchen with a selection of matching wall and base units. Double oven, gas hob with extractor above, stainless steel sink with mixer tap Integrated fridge freezer and dishwasher.



The spacious sitting room is lovely and light with fully glazed patio doors opening onto to the garden and patio area. The first floor features three bedrooms, master with en suite with WC and shower.

High quality family bathroom with WC, basin, panelled bath with shower over.

The property is approached by a double width driveway providing off road parking for two cars. The recently landscaped, fully enclosed rear garden is a particularly pleasant feature of the house. perfect for outdoor dining and entertaining. The remainder of the garden is grass perfect for children playing and a shed for storage.

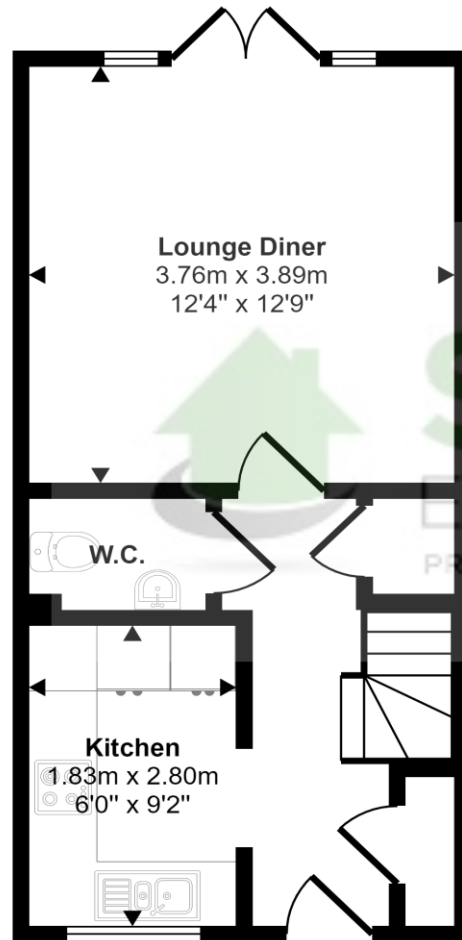
Location - Pollards Close is situated on the popular Harrington Gardens Redrow development just over 2 miles from the city centre. The property enjoys a unique position within one of Exeter's most popular, newly built and favoured residential areas. Pinhoe offers excellent rail and road links including the main line services to London (Paddington & Waterloo), the Midlands and the North of England.

The M5, together with the A30 and A38, provide excellent commuting links to the East and North as well as Devon and the neighbouring counties of Cornwall, Somerset and Dorset. Exeter has a wide range of schools, including St. David's C of E Primary School and Exeter College, as well as a number of renowned independent schools, including St. Wilfrid's, Exeter Cathedral School, The Maynard and the Exeter School.

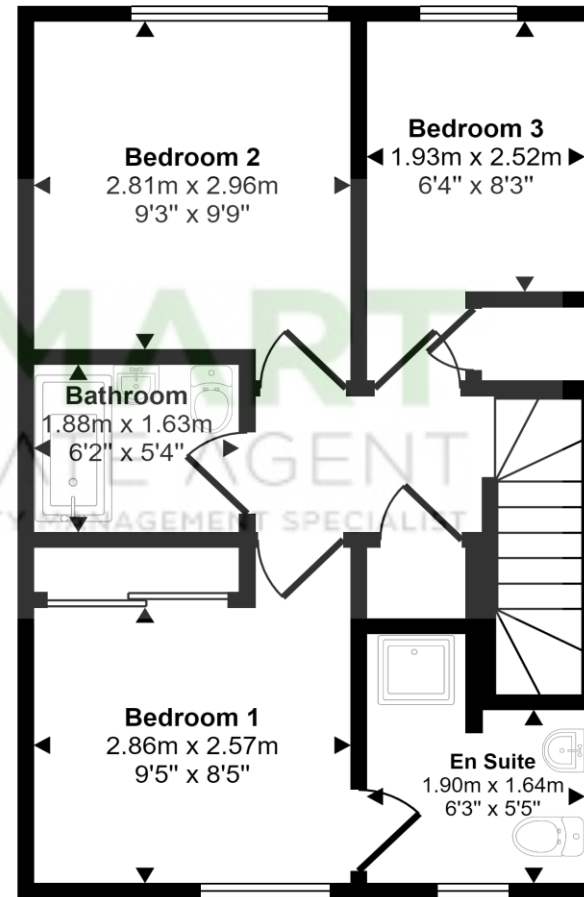




Approx Gross Internal Area
70 sq m / 751 sq ft



Ground Floor
Approx 30 sq m / 326 sq ft



First Floor
Approx 39 sq m / 425 sq ft

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.