HUNTERS®

HERE TO GET *you* THERE



Culm Grove

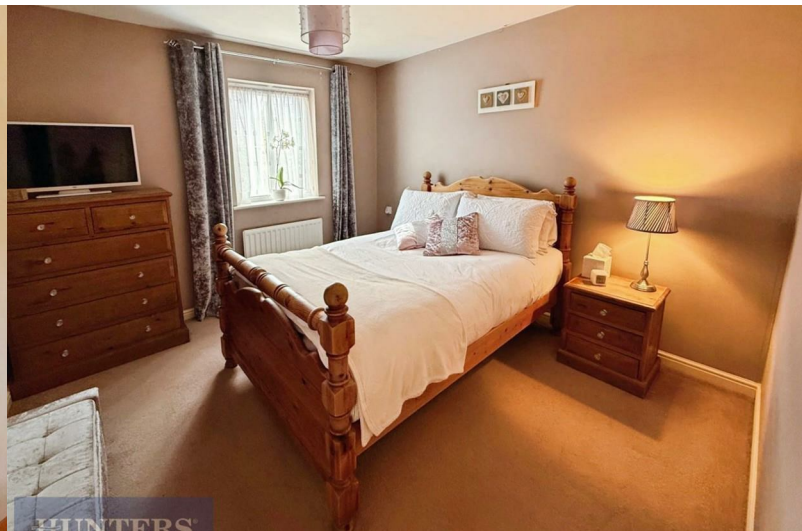
Exeter, EX2 7QX

Asking Price £240,000

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Council Tax: B





31 Culm Grove

Exeter, EX2 7QX

Asking Price £240,000







Internal Description

Internal Property Description – 31 Culm Grove, Kings Heath, Exeter, EX2 7QX

A well-presented freehold two-bedroom coach house situated on the popular Kings Heath development. The property is offered to the market chain free and is expected to appeal to first-time buyers, investors and downsizers alike.

Access is via a private entrance with stairs leading to the first-floor accommodation. The property offers a spacious and naturally bright lounge/dining room with ample space for both seating and dining furniture. The modern fitted kitchen comprises a range of wall and base units with complementary work surfaces, integrated oven and hob, space for further appliances and good storage.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes (if applicable). The contemporary bathroom is fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from the significant advantage of two garages, providing excellent parking and storage options, together with private off-road parking. The garages offer potential for workshop or additional storage space, subject to the purchaser's requirements.

The property is located within the sought-after Kings Heath development, providing excellent access to local amenities, schools, supermarkets, public transport, Exeter city centre, the RD&E Hospital, the Met Office, Exeter Business Park, the M5 motorway and the A30.

The property has been well maintained throughout and offers buyers a move-in-ready home with no onward chain, making for a straightforward purchase.

Accommodation

* Private entrance hall with stairs to first floor
* Landing
* Lounge/Dining Room
* Modern fitted kitchen
* Two double bedrooms
* Family bathroom

Outside

* Two garages
* Private parking

Exceptional FREEHOLD end of terrace coach house, featuring 2 bedrooms, 2 private integral garages and a further 2 allocated parking spaces. Situated in the sought-after Kings Heath development, early viewing recommended. NO CHAIN.

Early viewing highly recommended.

Situated within the sought-after Kings Heath development, this beautifully presented freehold two-bedroom coach house offers an outstanding opportunity to acquire a stylish and contemporary home in a desirable Exeter location. Offered to the market **chain free** and **Ready to move in too** the property is ready for immediate occupation and is ideal for first-time buyers, professionals, downsizers or investors.

The spacious accommodation is light, welcoming and thoughtfully designed for modern living. The generous living area provides the perfect space for relaxing or entertaining, while the contemporary fitted kitchen features modern units, ample worktop space and a practical layout. Both bedrooms are comfortable doubles, offering flexibility for guests, home working or family life, and are complemented by a sleek, modern bathroom finished to a high standard.

A particular highlight of this property is the exceptional parking and storage. Benefiting from **two garages** together with **private off-road parking**, it offers a rare combination of convenience and versatility, ideal for secure parking, additional storage or hobby space.

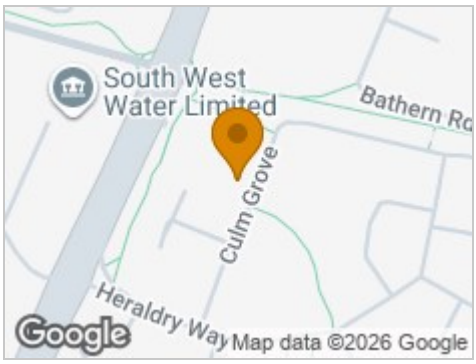
Located on Culm Grove, the property enjoys easy access to local shops, supermarkets, schools, parks and healthcare facilities, while Exeter city centre, the M5 and A30 are all within easy reach, making it an excellent choice for commuters and those wishing to enjoy everything the city has to offer.

Combining freehold ownership, stylish interiors and superb practicality, this is a home that is ready to move straight into and enjoy. Properties offering two double bedrooms, two garages and private parking in such a popular location are rarely available.





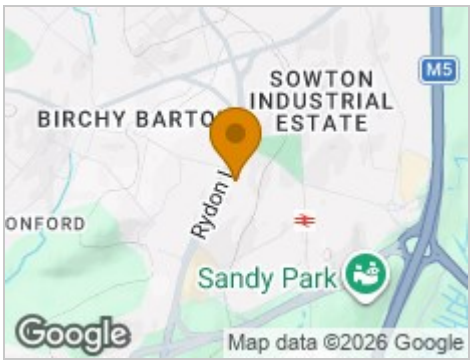
Road Map



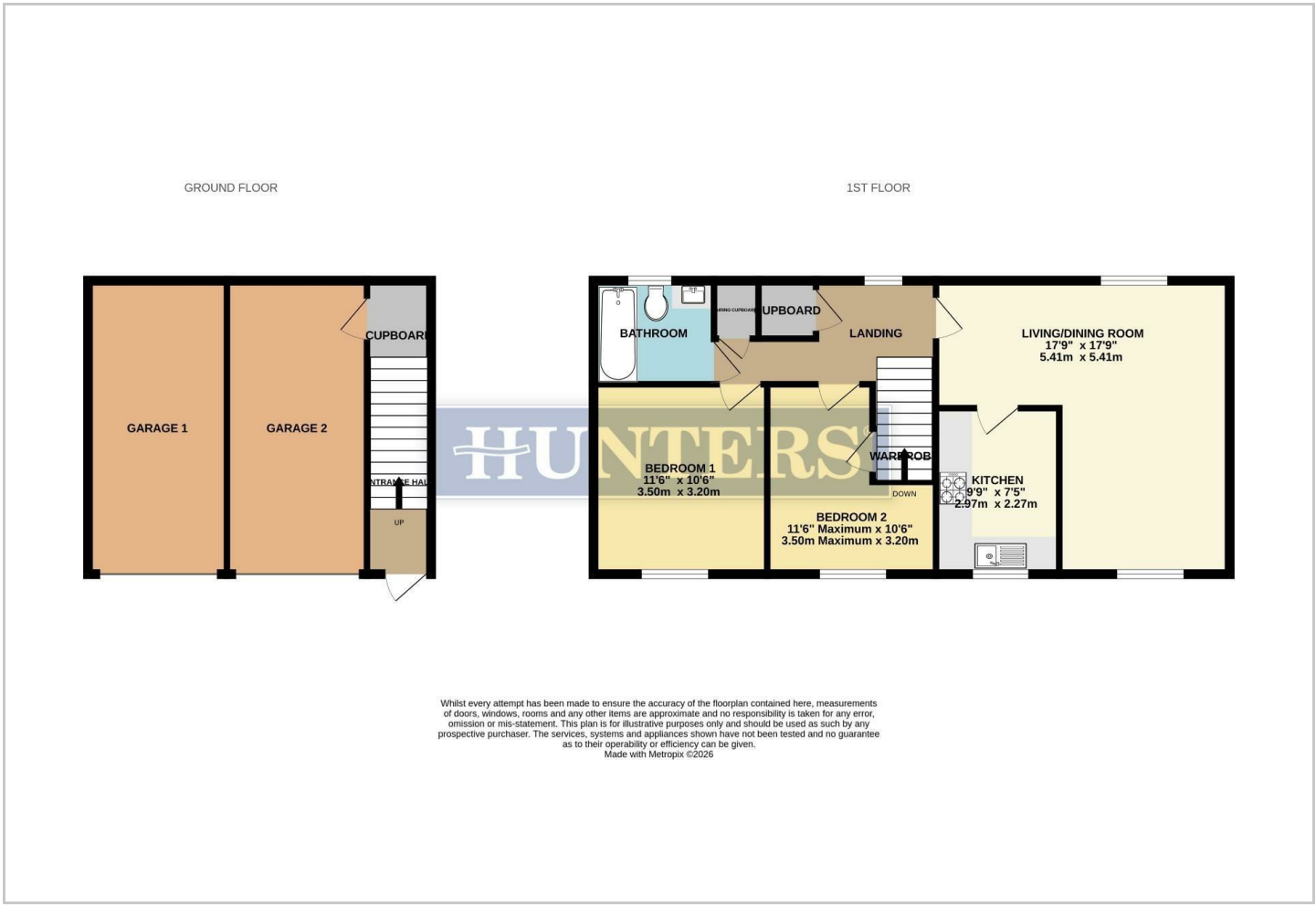
Hybrid Map



Terrain Map



Floor Plan

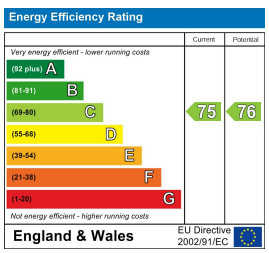


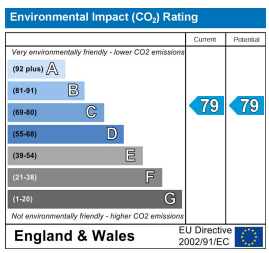
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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