



A superb 3 double bedroom townhouse - including second floor master suite - of excellent proportions throughout located in a much sought after area of the city, close to Digby and Sowton train station. Beautifully presented, the property benefits from new flooring and redecoration throughout. A lovely rear garden paved for ease of maintenance and a convenient rear access gate which leads to a separate garage and parking space.

Culm Grove  
Exeter £335,000

East of **EXE**

# Culm Grove Exeter £335,000

Town House | 3 Double bedrooms including 2nd floor master suite | Sitting/dining room with doors to rear garden | Modern Kitchen | Family Bathroom | Ground Floor WC | Redecorated throughout | New carpets | Rear garden with rear access gate to garage & Parking | NO ONWARD CHAIN

## APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

## ENTRANCE HALLWAY

Spacious hallway with stairs to first floor. Coved ceiling. Radiator. Telephone point. Door to storage cupboard. Doors to living/dining room, kitchen/breakfast room and cloakroom.

## CLOAKROOM 6' 2" x 2' 8" (1.88m x 0.81m)

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator.

## KITCHEN/BREAKFAST ROOM 12' 9" x 6' 3" (3.89m x 1.91m)

Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine and dishwasher. Matching breakfast bar area. Radiator. Extractor fan.

## LIVING/DINING ROOM 16' 3" x 13' 3" (4.95m x 4.04m) (max)

Light and spacious living/dining room with Upvc double glazed full height windows to rear aspect and Upvc double glazed french doors to garden. Coved ceiling. Feature fireplace with wood mantle and hearth, and fitted electric coal effect fire. Radiator. TV and telephone points. Door to useful understair cupboard.

## FIRST FLOOR - STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Radiator. Stairs to second floor. Doors to bedrooms and bathroom.

## BEDROOM 2 13' 7" x 11' 5" (4.14m x 3.48m) (max)

Spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

## BEDROOM 3 13' 3" x 10' 9" (4.04m x 3.28m) (max)

Further light and spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator.

## BATHROOM 6' 3" x 6' 3" (1.91m x 1.91m)

Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, mixer tap with shower head attachment. Radiator. Shaver point. Extractor fan.

## SECOND FLOOR - STAIRS/LANDING

Stairs from first floor landing to small second floor landing with door to bedroom 1.

## MASTER BEDROOM SUITE 13' 5" x 13' 4" (4.09m x 4.06m) (max, plus some height restriction)

Wonderful suite featuring a spacious master bedroom with dormer style Upvc double glazed window to front aspect. Two radiators. TV and telephone points. Door to airing cupboard complete with hot water tank and shelf. Archway to dressing room.

## DRESSING ROOM

10' 3" x 6' 4" (3.12m x 1.93m)

Double glazed Velux ceiling window. Hatch to loft space. Radiator. Door to en-suite.

## EN-SUITE:

6' 8" x 6' 5" (2.03m x 1.96m) (max, plus some height restriction)

Double glazed Velux ceiling window. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large tiled shower enclosure with mixer shower over. Chrome ladder style radiator. Shaver point. Extractor fan. Door to storage cupboard complete with shelving.

## OUTSIDE

### FRONT

Small front garden area laid to gravel and enclosed by attractive railings. Step to front door.

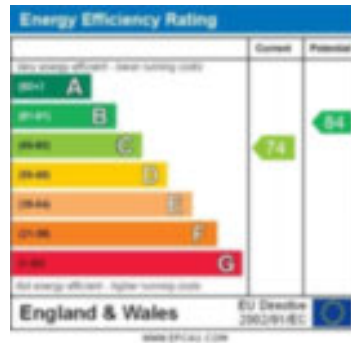
### REAR GARDEN

Attractive enclosed low maintenance rear garden featuring a paved patio area adjoining the rear of the property with step down to further paved garden edged with flower borders and leading onto a gravelled area. Gate to side access to parking and garage.

### GARAGE & PARKING

18' 7" x 8' 6" (5.66m x 2.59m)

Up and over door to single garage with Upvc double glazed window to rear with marked allocated parking space for one vehicle located in front.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.