



Mid Terraced Town House

CHECK OUT this Mid-Terraced Town House, arranged over 3 floors with 3 Bedrooms, Living Room/Dining Room, Kitchen, Bathroom, En-suite Shower Room and Downstairs Cloakroom as well as enclosed rear garden, off-road parking and a garage.

17 Culm Grove | Exeter | EX2 7QX

complete.
thoroughly good property agents

**PROPERTY TYPE**

Mid Terraced House

**SIZE**

1,080 sq ft



LOCATION
Urban



AGE
Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2



WARMTH
Gas Central Heating

**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

74C

**COUNCIL TAX BAND**

D

**in a nutshell...**

- 3 Double Bedrooms
- Sitting Room/Dining Room
- Kitchen
- Bathroom, Cloakroom & En-suite Shower Room
- Garage & Off Road Parking
- NO ONWARD CHAIN
- Close to local shops, schools and amenities
- Easy access to M5 and A30
- Close to Rail Station





the details...

Two paved steps rise to the front door which is sheltered beneath a storm porch and welcomes you into the entrance hallway with stairs that rise to the first floor, a storage cupboard and convenient downstairs cloakroom with a WC and wash basin. The ground floor is comprised of a kitchen with an integrated electric oven, gas hob with extractor fan and space for a fridge/freezer, washing machine and dishwasher and a sitting room with a useful under stair cupboard, plenty of space for a dining room table and french doors leading to the rear garden.

The first floor features two generously sized double bedrooms. Bedroom Two enjoys garden views, while Bedroom Three is bathed in natural light through dual front-facing windows, creating a bright and airy atmosphere. Completing the first floor is the family bathroom with a tiled bath and integrated shower, wash basin, WC, and radiator.

Further carpeted stairs lead to the Master Bedroom on the second floor. This room is a spacious with space for at least a double bed and benefits a separate, generous dressing room/office space and an en-suite shower room, with a double shower, wash basin, WC and radiator.

To the rear, the fully enclosed garden is predominantly laid to lawn, with a paved pathway leading to a gated access and continuing down a rear lane to the property's off-road parking and garage.

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Tenure - Freehold
Council Tax Band D



the floorplan...



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

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Tel 01392 422500
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

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