



Double Fronted Detached HOME

CHECK OUT this beautiful Detached, Double Fronted FAMILY HOME with 3 Bedrooms, spacious Living Room, Kitchen/Dining Room, Cloakroom/Utility, Bathroom and En-suite Shower Room as well as an enclosed Garden, and Double Garage. The property is situated on a quiet road only a short walk from the Shops, Schools, Country Park and Amenities

6 Crimson King | Exeter | EX5 7EL





PROPERTY TYPE

Detached House



SIZE

972 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Double Garage



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

D



in a nutshell...

- 3 Bedrooms
- Spacious Sitting Room
- Modern Kitchen/Dining Room
- Cloakroom & Utility
- Enclosed Garden
- Double Garage
- Double Bay Windows
- Close to Country Park, Rail Station & Bus
- Easy access to M5, Exeter & A30





the details...

A paved pathway bordered by a flower bed of hardy plants and shrubs leads to the front door, which sits beneath a sheltered storm porch. Inside, the home is beautifully presented with light, neutral décor and a warm, welcoming atmosphere, enhanced by double glazing and community central heating.

The spacious entrance hallway features a staircase rising to the first floor, with a useful storage space beneath and access to a convenient ground floor cloakroom and utility. This practical space includes a WC, wash basin, built-in storage and a worktop with an integrated washing machine.

To the right, the modern kitchen and dining room is fitted with a double oven, ceramic hob, fridge freezer and dishwasher. Flooded with natural light from dual-aspect windows, including a striking bay window to the front, this room offers ample space for a dining table. A side door opens directly to the rear garden.

To the left, the generous sitting room mirrors the kitchen's bright and airy feel and also features a beautiful bay window framing the front aspect.



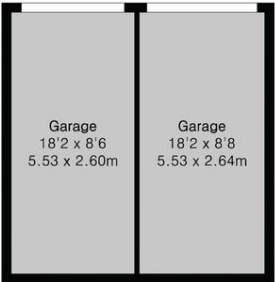
the floorplan...

Approximate Gross Internal Area 972 sq ft - 90 sq m
(Excluding Garage)

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 486 sq ft – 45 sq m

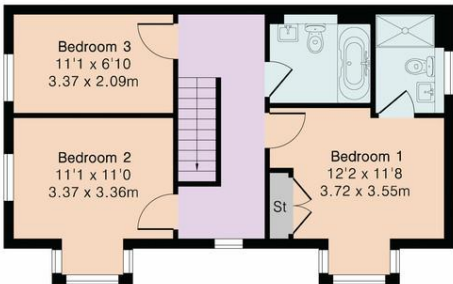
Garage Area 318 sq ft – 30 sq m



Garage



Ground Floor



First Floor



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Upstairs, the master bedroom is a well-proportioned double with a fitted wardrobe and a stylish en suite shower room. Finished with chic tiling, the en suite includes a double shower, WC, wash basin and heated towel rail.

There are two further light-filled bedrooms. One is a double with dual-aspect windows and the other a spacious single. Completing the accommodation is a contemporary family bathroom with a tiled floor, bath with shower over, WC, wash basin and heated towel rail.

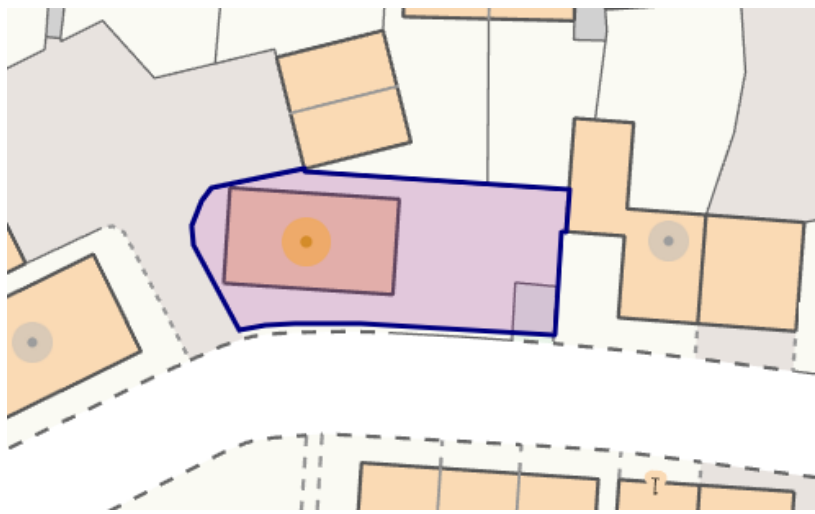


The fully enclosed rear garden is ideal for children and pets. It is laid mostly to lawn with a patio area and bordered by attractive red brick walls. A gate provides alternative access and there is additional space behind the property for storage. Two single garages are located beneath the coach house to the left of the home.

Tenure - Freehold
Council Tax Band D









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