

**35 CULM GROVE
KINGS HEATH
EXETER
EX2 7QX**



£240,000 FREEHOLD



A stylish modern coach house situated within this popular residential development providing great access to local amenities, major link roads and train service into Exeter city centre. Presented in good decorative order throughout. Two double bedrooms. Modern bathroom. Well proportioned lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Garage and driveway. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure double glazed panel, leads to:

ENTRANCE HALL

Radiator. Electric consumer unit. Stairs lead to:

FIRST FLOOR LANDING

Radiator. Access to roof space. Smoke alarm. Deep storage cupboard with electric light. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 17'6" (5.33m) maximum reducing to 9'10" (3.0m) ('L' shape). A light and spacious room. Two radiators. Contemporary modern style fireplace with raised hearth, inset living flame effect electric fire, wood surround and mantel over. Telephone point. Television aerial point. Smoke alarm. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect. Door leads to:

KITCHEN/BREAKFAST ROOM

9'8" (2.95m) x 7'4" (2.24m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Radiator. Space for small table and chairs. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 1

11'4" (3.45m) x 10'6" (3.20m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 10'4" (3.15m) maximum reducing to 7'0" (2.13m). Radiator. Built in cupboard/wardrobe with hanging rail and fitted shelf. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'2" (1.88m). A matching white suite comprising panelled bath with main shower unit over and tiled splashback. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Shaver point. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from a hardstanding providing parking in turn providing access to:

GARAGE

18'6" (5.64m) x 8'4" (2.54m). Up and over door. Power and light. Deep storage cupboard with electric light.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane. Proceed straight ahead and continue along passing Pynes Hill Business park and again at the next set of traffic lights proceed straight ahead to the next set of traffic lights turning right into Heraldry Way. Take the 1st left into Culm Grove, continue along and the property will be found set back from the road on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0825/9023/AV



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 72 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |