



Double Fronted, Detached FAMILY HOME

CHECK OUT this DETACHED Double Fronted Home, with a Sitting Room, Kitchen/Dining Room, Three Bedrooms, Bathroom, En-suite Shower & Cloakroom, Off Road Parking, Garage and landscaped Garden. Situation on a quiet Cul De Sac, close to shops, schools, amenities, public transport and the country park.

11 Calves Close | Exeter | EX5 7JF



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

922 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84B



COUNCIL TAX BAND

D



in a nutshell...

- Three Good Sized Bedrooms
- Stylish Living Room
- Modern Kitchen/Dining Room
- Bathroom and En-Suite Shower Room
- Landscaped Garden
- Garage and Off Road Parking
- Plenty of Space & Natural Light
- Close to Schools, Shops, Town Centre
- Easy access to M5, Exeter & A30





the details...

A paved pathway leads to the front door which is sheltered beneath a storm porch. Inside it warm and welcoming with double glazing and community central heating. The generous entrance hall is tiled throughout and benefits from a useful cupboard, perfect for hiding away shoes and coats and a convenient cloakroom fitted with a WC and wash basin.

The luxury tiled flooring continues into the kitchen/dining room, located to the left of the entrance hall. This stylish and contemporary space features wood-effect units above and below tiled surrounds, creating a clean and modern finish. Dual-aspect windows allow natural light to pour in, enhancing the bright and welcoming atmosphere. There's ample room for a dining table, and the kitchen is well-equipped with an electric double oven and ceramic hob, along with designated spaces for a dishwasher, fridge/freezer, and washing machine.

Completing the ground floor is a comfortable sitting room, thoughtfully positioned to enjoy views of the rear garden. French doors open directly onto the outdoor space, allowing natural light to fill the room and offering a seamless connection between indoor and outdoor living.

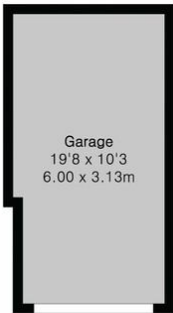


Approximate Gross Internal Area 922 sq ft - 86 sq m
(Excluding Garage)

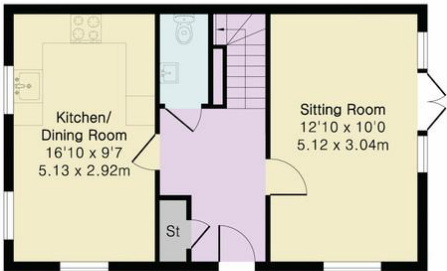
Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 461 sq ft – 43 sq m

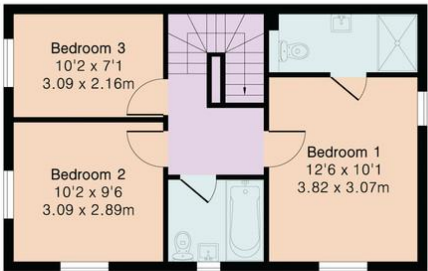
Garage Area 197 sq ft – 18 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Upstairs, there are three well-proportioned bedrooms. Bedrooms 1 and 2 are generous doubles, with Bedroom 1 enjoying the added benefit of a luxurious en-suite shower room, complete with tiled flooring, a double rainfall shower, WC, wash basin and heated towel rail. Bedroom 2 features dual-aspect windows that flood the space with natural light, while Bedroom 3 is a comfortable single, currently used as a home office

The final room is the stylish and practical family bathroom fitted with a tiled bath with shower over, wash basin and WC.



Outside, the garden offers a peaceful retreat. Step out onto a patio bordered by decorative gravel, leading to a lawn framed by mature plants and shrubs. An area of decking provides ample space for outdoor furniture and is enhanced by a pergola, ideal for relaxing or entertaining. A side gate offers convenient alternative access, while the garage is located beneath a neighbouring coach house, with a private parking space directly in front.

Tenure - Freehold
Council Tax Band D







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