

6 Long Culvering Cranbrook, Exeter, EX5 7ES

A beautifully appointed 3 double bedroom 'townhouse style' family home in immaculate condition with spacious accommodation arranged over three floors. The property comes with a master bedroom on the top floor with spacious en-suite shower room, lovely enclosed garden and off road parking for two vehicles. The property is situated in a popular residential area within easy level walking distance of local shops & amenities, Cranbrook Station, schools and country parks.

This low maintenance energy efficient home comes with all the attractions associated with a modern home built within the last 10 years including the home comforts of uPVC double glazing and an E.on district heating system supplying hot water to radiators. Furthermore, the property has a level, fully enclosed and attractive garden and off road parking for two vehicles.

Exeter International Airport is nearby and there are lots of cycle paths and lovely countryside walks close by, an education campus providing education from age 2 - 18 years, and a brand new Morrisons which will be opening soon.

Guide Price £275,000

6 Long Culvering

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- Entrance Porch
- Cloakroom WC
- E.on Community District Heating System
- Off Road Parking for 2 Vehicles
- Lounge
- 3 Bedrooms (top floor master bedroom en-suite)
- uPVC Double Glazing
- Kitchen/Diner
- Bathroom
- Attractive Garden with Rear Access

Entrance Porch

Lounge

14'10" x 11'8" (4.54m x 3.58m)

Kitchen/Diner

8'0" x 11'8" (2.44m x 3.58m)

Cloakroom WC

Landing

Bedroom 2

10'5" x 11'8" (3.20m x 3.58m)

Bedroom 3

9'1" x 11'8" (2.79m x 3.58m)

Bathroom

7'11" x 5'7" (2.43m x 1.71m)

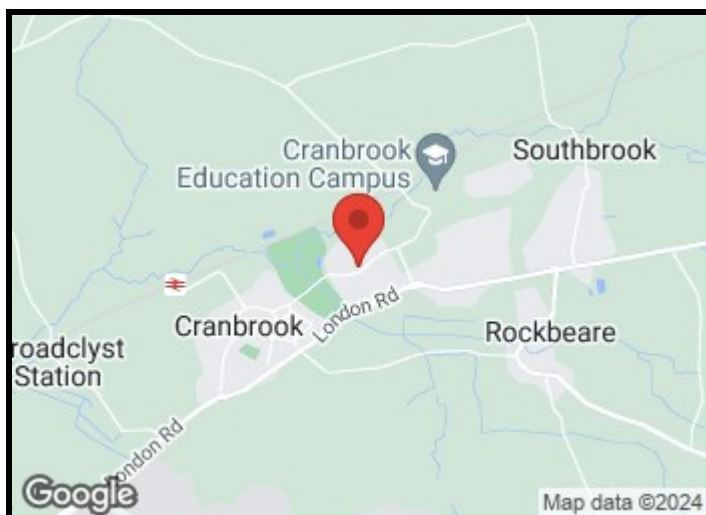
Bedroom 1

16'0" x 8'3" (4.88m x 2.52m)

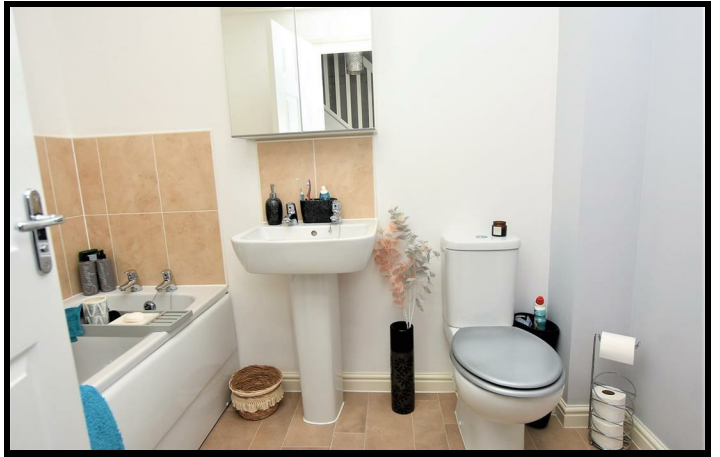
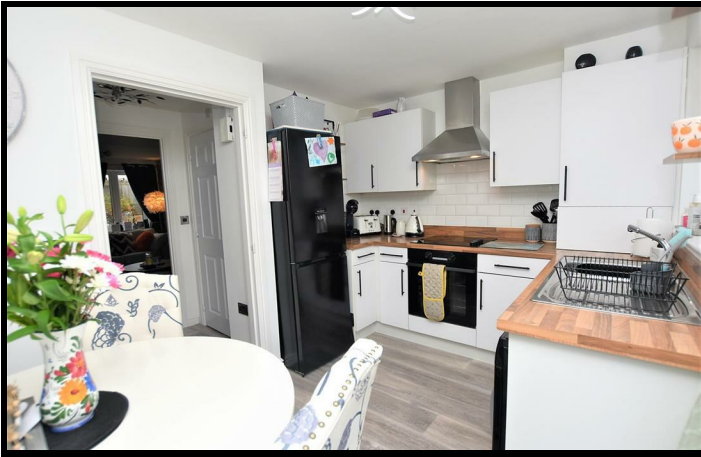
En-Suite Shower Room

11'0" x 4'9" (3.37m x 1.45m)

Outside



Directions



Floor Plan



Total area: approx. 86.1 sq. metres (926.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	