

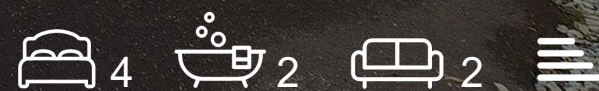


FRANCIS LOUIS  
Residential



Culvert Road, Exeter, EX5 4BD

Guide Price £350,000 to £375,000





# Culvert Road

Exeter, EX5 4BD

- 4 double bedrooms
- family bathroom
- enclosed courtyard garden
- lounge
- en-suite
- parking for several cars
- enclosed lawn garden
- kitchen/diner

Guide Price £350,000 to £375,000 - This stunning, extended, and renovated four double bedroom semi-detached house is located in the popular village of Stoke Canon. The property boasts a spacious kitchen/diner, a comfortable lounge, a utility room, a home office, an en-suite bathroom, a family bathroom, a courtyard garden, and an enclosed lawn garden. Additional features include parking for several cars and a large storage shed.



**Porch**  
Double glazed door to the front aspect, door to,

**Utility room**  
A range of matching floor and wall mounted units, space for washing machine and tumble dryer, heated towel rail, storage cupboard, double glazed French doors to the garden, internal doors to,

**W/C**  
A low level w/c, a wash hand basin.

**Office**  
Double glazed window to the front aspect, radiator, two storage cupboards,

**Hallway**  
Stairs to the first floor, radiator, doors to,

**Bedroom 1**  
Double glazed window to the rear aspect, radiator, door to,

**En-suite**  
A walk in shower, a low level w/c, a wash hand basin, extractor fan,

**Lounge**  
Double glazed French doors to the rear garden, radiator,





#### Kitchen/dining room

A range of matching floor and wall mounted units with a wooden worktop. Inset sink, space for American style fridge/freezer, space for a range oven, integral dishwasher, breakfast bar, space for dining table, oak flooring, double glazed window and French doors to the garden, radiator.

#### Landing

Banister over stairs, doors to

#### Bedroom 2

Double glazed window and Velux to the front and side aspect, radiator,

#### Bedroom 3

Double glazed window to the rear aspect, radiator,

#### Bedroom 4

Double glazed window to the rear aspect, radiator,

#### Bathroom Room

A panel bath, a walk in shower, a low level w/c, a wash hand basin, double glazed window to the front aspect, heated towel rail.

#### Outside Front

To the front of the house is a driveway with parking for several cars, this leads to the front door, access to the enclosed front garden and the storage shed.

#### Enclosed Lawn Front Garden

This garden is fully enclosed and private, it is mainly laid to lawn with a space for a table and chairs.

#### Enclosed Courtyard Rear Garden.

A feature area that is currently used for al-fresco dining.

#### Information.

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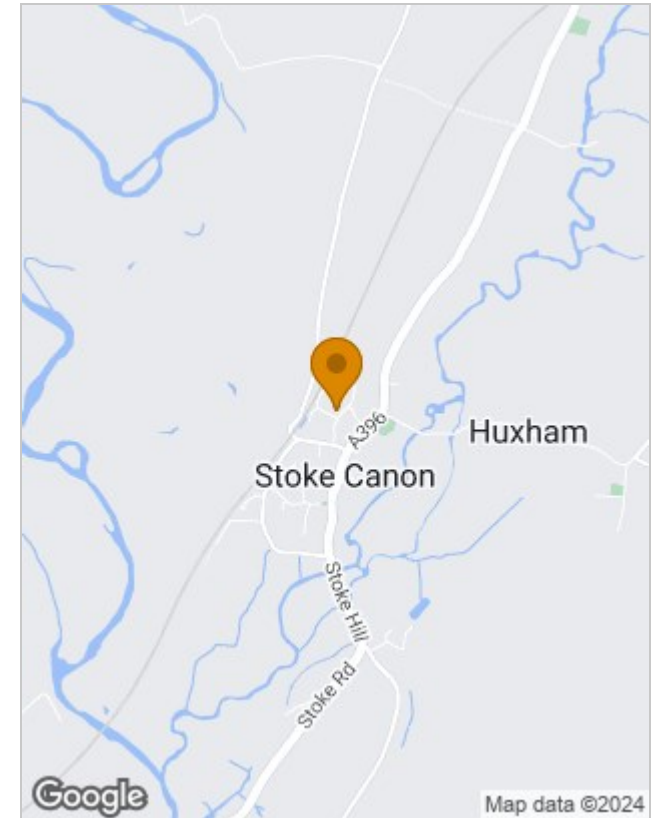




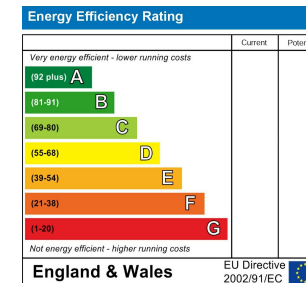
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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