



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway



Front & Rear Gardens



Council Tax Band: E

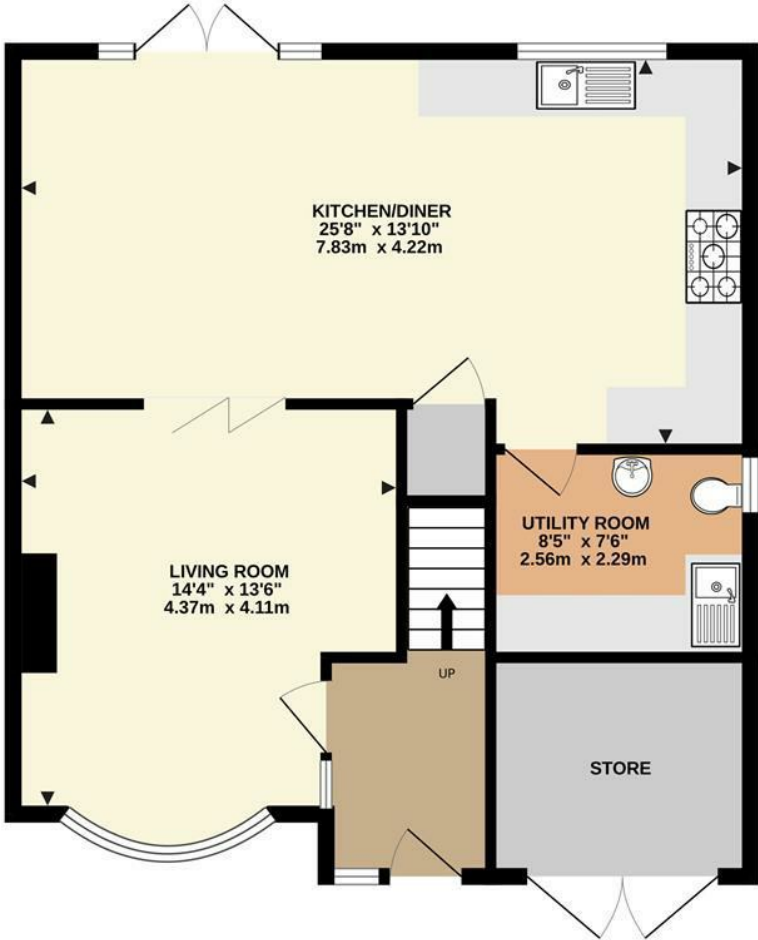
£550,000 Freehold

Culverland Close,

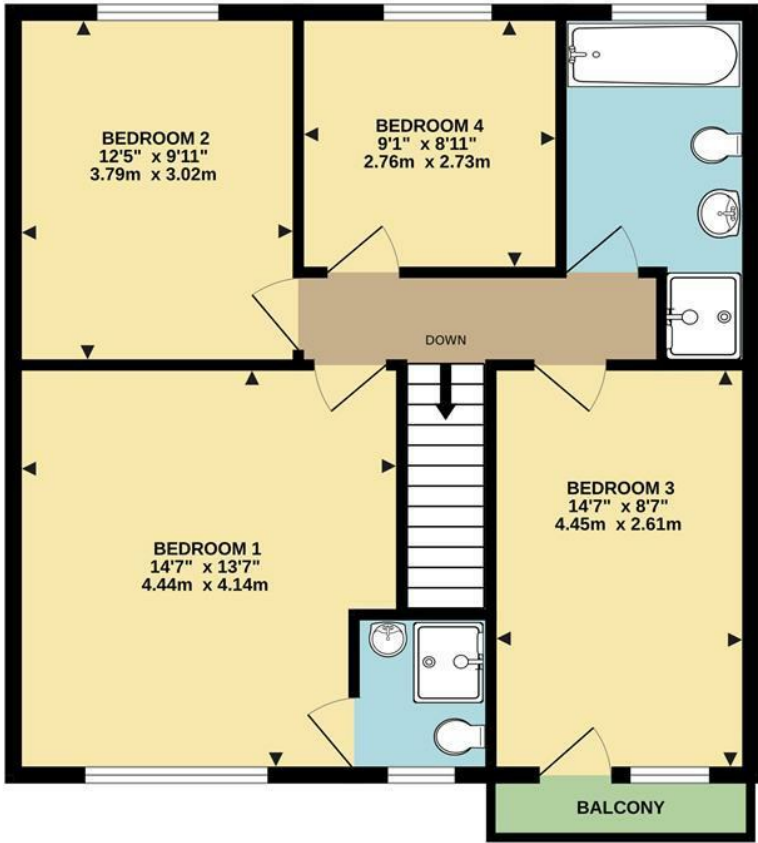
St James, Exeter, Devon, EX4 6HR

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A wonderfully presented and deceptively spacious family home occupying a cul-de-sac position within walking distance of Exeter's City Centre. The property is conveniently located for access to a range of local amenities including Exeter University's Streatham Campus, the well regarded Stoke Hill Infant & Junior School and Mount Pleasant Health Centre.

This beautiful home has been well maintained by the current owners and offers accommodation that is light and spacious with a contemporary feel. In brief the accommodation comprises entrance hall, living room featuring a curved bay window overlooking the front garden and a kitchen/dining/family room. This room is a particular feature of the property boasting a contemporary kitchen with ample room for a generous dining table and a further seating/reading/TV area. From here French doors open out onto a patio and the rear garden. This is a wonderful space, perfectly suited for entertaining and modern family life. A WC & Utility, located just off the kitchen, complete the ground floor accommodation to the first floor are four generous bedrooms each benefitting from large windows allowing natural light to pour through. Features include an ensuite shower room to the principal bedroom and a balcony accessed via bedroom three. Lastly, a family bathroom which enjoys a four-piece suite to include a bath, WC, sink and shower cubicle.

Outside the property enjoys both front and rear gardens. The front garden is comprised predominantly of lawn with mature shrub and flower borders. A driveway provides off road parking and access to a store. The rear garden backs onto Exonia Bowling Club and therefore enjoys a good degree of privacy. The garden has been well maintained and features a patio and lawn with shrub & flower borders.

Naomi J Ryan Estate Agents are delighted to bring this fantastic family home to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
	EU Directive 2002/91/EC	

