

8 Culvert Road, Stoke Canon, Exeter, EX5 4BD



A spacious and three/four bedroom semi detached chalet bungalow on the market with no onward chain situated on a generous corner plot. The property has potential extend subject to the relevant planning permissions. Accommodation comprises entrance hall, inner hallway, lounge, study, dining room, kitchen, bathroom, first floor landing, two first floor bedrooms, rear garden and also benefits from off road parking for up to five vehicles!

Offers in the Region of £310,000 Freehold DCX00664

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Lying just to the north of Exeter Stoke Canon is a friendly and active village with good local amenities, including a pub, spar and post office, excellent primary school, church. It is well placed with good access to the Cathedral city of Exeter, nearby Exe Valley villages as well as lovely countryside walks. The house is also within walking distance of a large playing field and play park.

THE ACCOMMODATION COMPRISES:

Entrance Porch

Frosted double glazed front door leads to Entrance Porch: twin side aspect windows, shelving and part frosted door to:

Inner Hallway

Doors to kitchen, lounge, bathroom, dining room, stairs to first floor landing, radiator.

Lounge 18' 7" x 11' 4" (5.674m x 3.461m)

Front aspect double glazed window with view over the front garden, telephone point, TV point, radiator, door to:



Bedroom Three 9' 4" x 11' 3" (2.84m x 3.43m)

Side aspect uPVC double glazed window, built in triple wardrobe, radiator.



Bedroom Four/Study 11' 4" x 9' 3" (3.448m x 2.814m)

Rear aspect uPVC double glazed window with view over the rear garden, built in storage cupboard.

Dining Room 9' 10" x 7' 4" (3.003m x 2.245m)

Rear aspect uPVC double glazed window, wall mounted boiler, radiator.



Kitchen 9' 9" x 7' 5" (2.967m x 2.263m)

Front aspect uPVC double glazed window, fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer, wood effect roll edge work surfaces, integrated oven and hob with extractor fan over, plumbing for washing machine, further appliance space, part tiled walls.



Bathroom

Three piece white suite comprising panel enclosed bath with Mira shower above, low level WC, pedestal wash hand basin, extractor fan, spot lighting, storage cupboard.



First Floor Landing

Doors to bedroom one, bedroom two.

Bedroom One 13' 2" x 11' 5" (4.012m x 3.472m)

Front aspect uPVC double glazed window, into eaves storage, TV point, radiator.



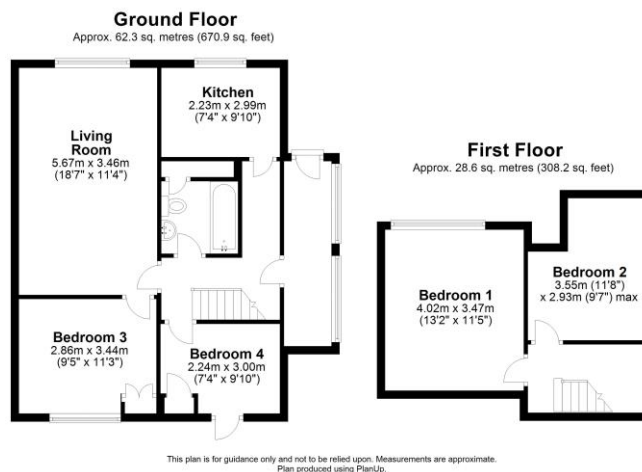
Bedroom Two 9' 8" x 7' 2" (2.941m x 2.195m)

Side aspect uPVC double glazed window, radiator.



Rear Garden

Private enclosed shingle garden. To the side off road parking for five vehicles, garage.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy Performance Certificate



8, Culvert Road, Stoke Canon, EXETER, EX5 4BD

Dwelling type:	Semi-detached house	Reference number:	8503-0894-7329-4026-3613
Date of assessment:	21 June 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 June 2019	Total floor area:	84 m ²

Use this document to:

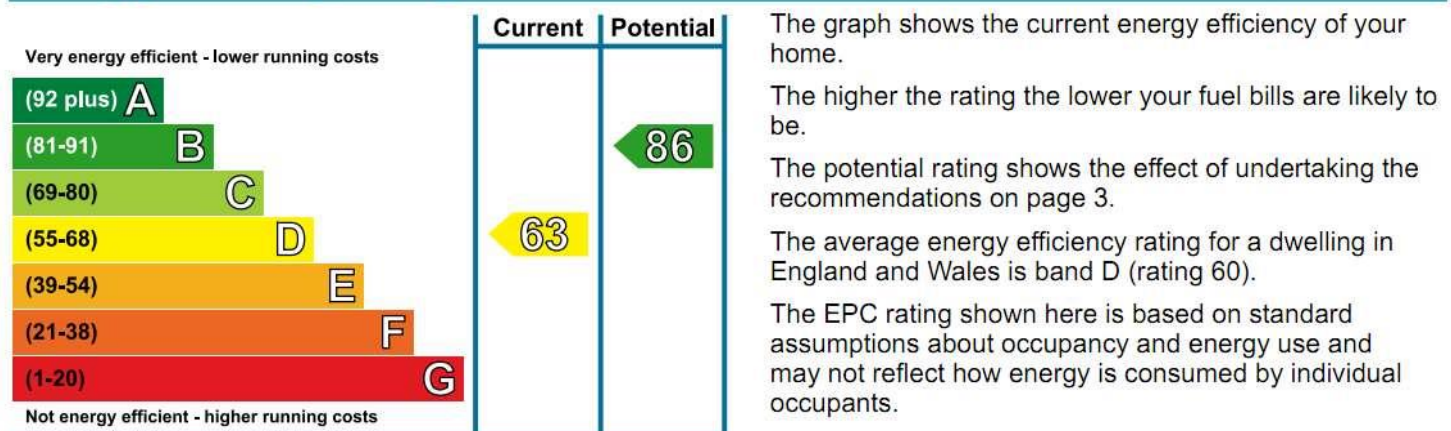
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,430
Over 3 years you could save	£ 879

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 183 over 3 years	
Heating	£ 1,815 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 372 over 3 years	£ 234 over 3 years	
Totals	£ 2,430	£ 1,551	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 501
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Low energy lighting for all fixed outlets	£15	£ 54

See page 3 for a full list of recommendations for this property