

Hunters Way, Culmstock, EX15 3HJ

fox & sons

welcome to

Hunters Way, Culmstock

Call Fox & Sons to view this three bedroom terrace home. In brief the accommodation includes a modern kitchen & utility room, a front to back lounge with log burner with a door that opens to the conservatory. Outside there is a rear enclosed garden with a garden room, and off-road parking.

Located in a cul de sac in Culmstock is this super three bedroom mid terrace home. On approaching the property you will find off road parking to the front. The front door opens into a hallway with doors to all rooms. The lounge is spacious with the focal point being a wood burning stove. Doors open to the conservatory which over looks the rear garden. The kitchen is modern and well equipped, with a separate utility room. Stairs rise to the first floor, where you will find two double bedrooms and a single. A bathroom completes the first floor with a separate WC. Outside, the enclosed rear garden offers a peaceful retreat. Beyond the main garden area lies a second section, featuring an impressive large summer house with power and lighting ideal as a home office, hobby room, or social space. Please note this property has a local occupancy clause for any subsequent sales, please contact Fox & Sons for more information.

Agents Note
Please note this property is subject to the occupancy conditions as set out in Section 157 of the Housing Act 1985. This has been lifted for this transaction, but will remain in force for any subsequent sale. This means that any prospective purchaser for this sale does NOT need to have lived or worked within Devon for the last 3 years, but any future purchaser will. Please contact the Tiverton Branch for more information.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Double-glazed window to front. Door to all rooms and stairs up to the first floor. Features a radiator,

Kitchen
Double-glazed window to rear & double-glazed window to front, a door through to the storage area consisting of space for a fridge/freezer, a door to the front, and door to the rear garden. Features wall & base units, a radiator, an induction hob & oven, a one and a half bowl sink & drainer, space for a washing machine & dishwasher. Floor fully tiled with stone. There is space under stairs for a tumble dryer.

Lounge
Double-glazed window to front. Features a radiator, a woodburner, space for a dining table, and a door to the conservatory.

Conservatory
Double-glazed patio doors to the side into the garden. Has light, power, and USB points. There is a solid roof on the conservatory.









Landing
Door to all rooms. Features the loft hatch and an airing cupboard housing hot water tank.

Bedroom One
Double-glazed window to front. Features a radiator, a heated towel rail, space for a super king bed.

Cloakroom
On the first floor, has a double-glazed window to the rear and a WC.

Bedroom Two
Double-glazed window to the rear. Features a radiator, and two built in wardrobes.

Bedroom Three
Double-glazed window to the front. Features a radiator, a heated towel rail, and picture rails.

Bathroom
Double-glazed window to rear. Features a radiator, wash hand basin with cabinet, a wall-hung cabinet, a Jacuzzi bath with a shower over, full splashback, and LED lighting in the bath.

Loft Space
Fully boarded with a ladder, light, and insulation.

Front Garden
Two parking spaces over stones, and a concrete path to the front door.

Rear Garden
The rear garden has patio slabs to the summer house, mature shrubs with stone surrounding, and mature shrub borders. Power points, and a logstore.
6 steps from the house down into the garden.
The hot tub, all garden furniture are staying.

Outbuildings
The summer house has power, light, and USB points.
The shed has power and light.

Agents Note
Please note the heating systems have changed since the energy performance certificate was commissioned.

The solar panels are owned, will be part of the purchase for the new owners, Buyers will get Fit payments from OVO.

welcome to

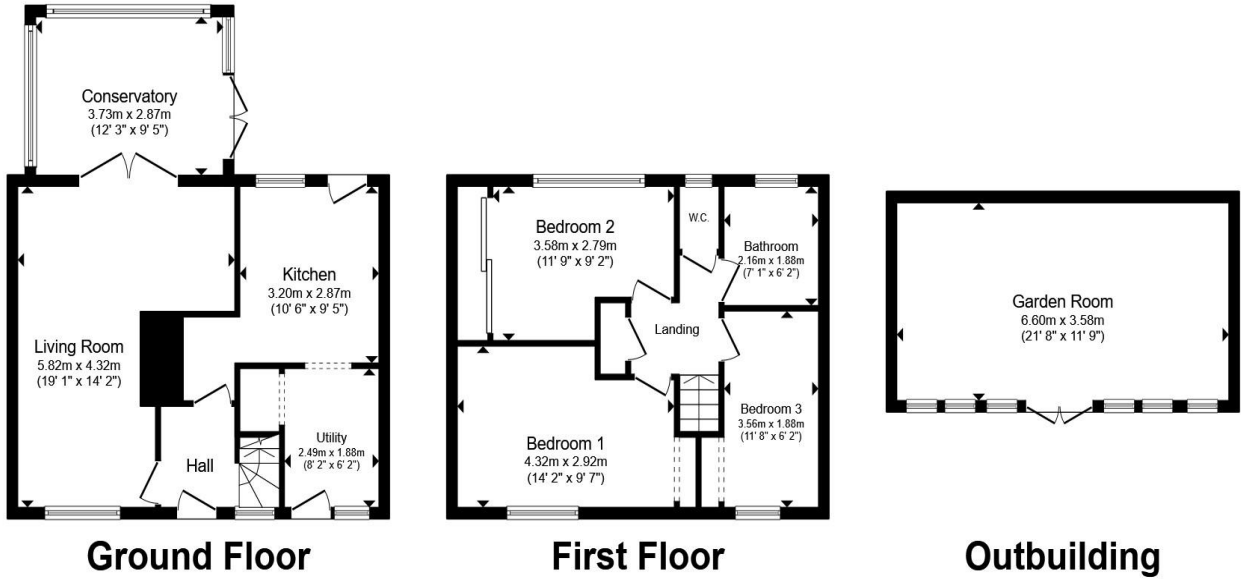
Hunters Way, Culmstock

- Mid Terrace Three Bedroom Family Home
- Lounge with Log Burner
- Modern Kitchen & Utility Room
- Conservatory
- Driveway Parking
- Rear Enclosed Garden with Wooden Summer House

Tenure: Freehold
EPC Rating: B
Council Tax Band: B

guide price

£280,000



Total floor area 118.7 m² (1,277 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

view this property online fox-and-sons.co.uk/Property/TVT106060

The Property Ombudsman

Property Ref:
TVT106060 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01884 256041

tiverton@fox-and-sons.co.uk

36 Bampton Street, TIVERTON, Devon, EX16 6AH

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.