

HUNTERS[®]

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Culm Grove

Exeter, EX2 7QX

Asking Price £250,000



Council Tax: B



31 Culm Grove

Exeter, EX2 7QX

Asking Price £250,000



Internal Description

****Internal Property Description – 31 Culm Grove, Kings Heath, Exeter, EX2 7QX****

A well-presented freehold two-bedroom coach house situated on the popular Kings Heath development. The property is offered to the market chain free and is expected to appeal to first-time buyers, investors and downsizers alike.

Access is via a private entrance with stairs leading to the first-floor accommodation. The property offers a spacious and naturally bright lounge/dining room with ample space for both seating and dining furniture. The modern fitted kitchen comprises a range of wall and base units with complementary work surfaces, integrated oven and hob, space for further appliances and good storage.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes (if applicable). The contemporary bathroom is fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from the significant advantage of two garages, providing excellent parking and storage options, together with private off-road parking. The garages offer potential for workshop or additional storage space, subject to the purchaser's requirements.

The property is located within the sought-after Kings Heath development, providing excellent access to local amenities, schools, supermarkets, public

transport, Exeter city centre, the RD&E Hospital, the Met Office, Exeter Business Park, the M5 motorway and the A30.

The property has been well maintained throughout and offers buyers a move-in-ready home with no onward chain, making for a straightforward purchase.

****Accommodation****

- * Private entrance hall with stairs to first floor
- * Landing
- * Lounge/Dining Room
- * Modern fitted kitchen
- * Two double bedrooms
- * Family bathroom

****Outside****

- * Two garages
- * Private parking

****Exceptional Freehold Two-Bedroom Coach House – Culm Grove, Kings Heath, Exeter, Devon****

Early viewing highly recommended.

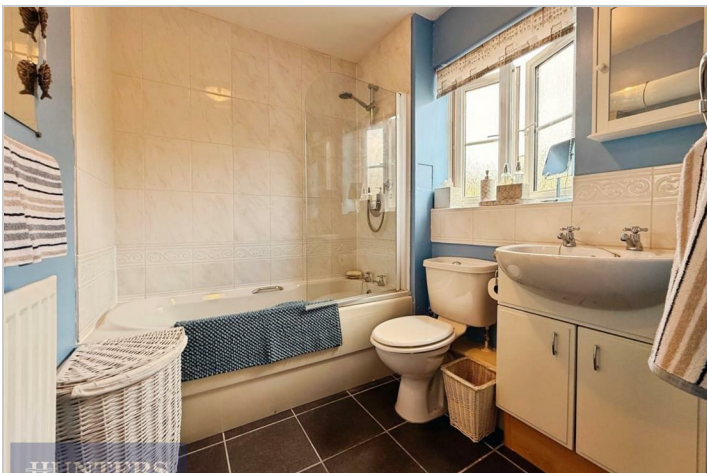
Situated within the sought-after Kings Heath development, this beautifully presented freehold two-bedroom coach house offers an outstanding opportunity to acquire a stylish and contemporary home in a desirable Exeter location. Offered to the market ****chain free**** and ****Ready to move in too**** the property is ready for immediate occupation and is ideal for first-time buyers, professionals, downsizers or investors.

The spacious accommodation is light, welcoming and thoughtfully designed for modern living. The generous living area provides the perfect space for relaxing or entertaining, while the contemporary fitted kitchen features modern units, ample worktop space and a practical layout. Both bedrooms are comfortable doubles, offering flexibility for guests, home working or family life, and are complemented by a sleek, modern bathroom finished to a high standard.

A particular highlight of this property is the exceptional parking and storage. Benefiting from ****two garages**** together with ****private off-road parking****, it offers a rare combination of convenience and versatility, ideal for secure parking, additional storage or hobby space.

Located on Culm Grove, the property enjoys easy access to local shops, supermarkets, schools, parks and healthcare facilities, while Exeter city centre, the M5 and A30 are all within easy reach, making it an excellent choice for commuters and those wishing to enjoy everything the city has to offer.

Combining freehold ownership, stylish interiors and superb practicality, this is a home that is ready to move straight into and enjoy. Properties offering two double bedrooms, two garages and private parking in such a popular location are rarely available, making this an excellent opportunity not to be missed.



A Google Map snippet showing a location in Birchy Barton. A red pin is placed on a road labeled 'Rydon 1'. To the north of the pin is the 'SOWTON INDUSTRIAL ESTATE'. To the west is 'BIRCHY BARTON'. To the south is 'Sandy Park', which has a green circular icon with a white 'P' (parking). Further south is 'ONFORD'. A blue road labeled 'M5' runs vertically on the right side of the map. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

GROUND FLOOR

1ST FLOOR

GARAGE 1

GARAGE 2

CUPBOARD

ENTRANCE HALL

UP

BATHROOM

LANDING

WARDROBE

DOWN

BEDROOM 1

11'6" x 10'6"

3.50m x 3.20m

BEDROOM 2

11'6" Maximum x 10'6"

3.50m Maximum x 3.20m

KITCHEN

9'9" x 7'5"

2.97m x 2.27m

LIVING/DINING ROOM

17'9" x 17'9"

5.41m x 5.41m

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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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Please contact our Hunters Exeter Office
on 01392 340130 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

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		

EU Directive 2012/27/EC

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