



**Hunters Way, Culmstock EX15 3HJ**

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## **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 off road parking and a rear enclosed garden, with a garden room.

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 overlooks 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. A fishpond is currently shown in the photos; however this is in the process of being replaced to lawn. 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, please contact Fox & Sons for more information.

### **Agents Note**

The property is offered for sale subject to the occupancy conditions as set out in Section 157 of the Housing Act 1985. The perspective purchaser will need to have lived or worked within Devon for the last 3 years. Please contact the Tiverton Branch for further details.

### **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 wood burner, 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. Also features a pond & water butt, power points, and a log store. 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.



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## Hunters Way, Culmstock

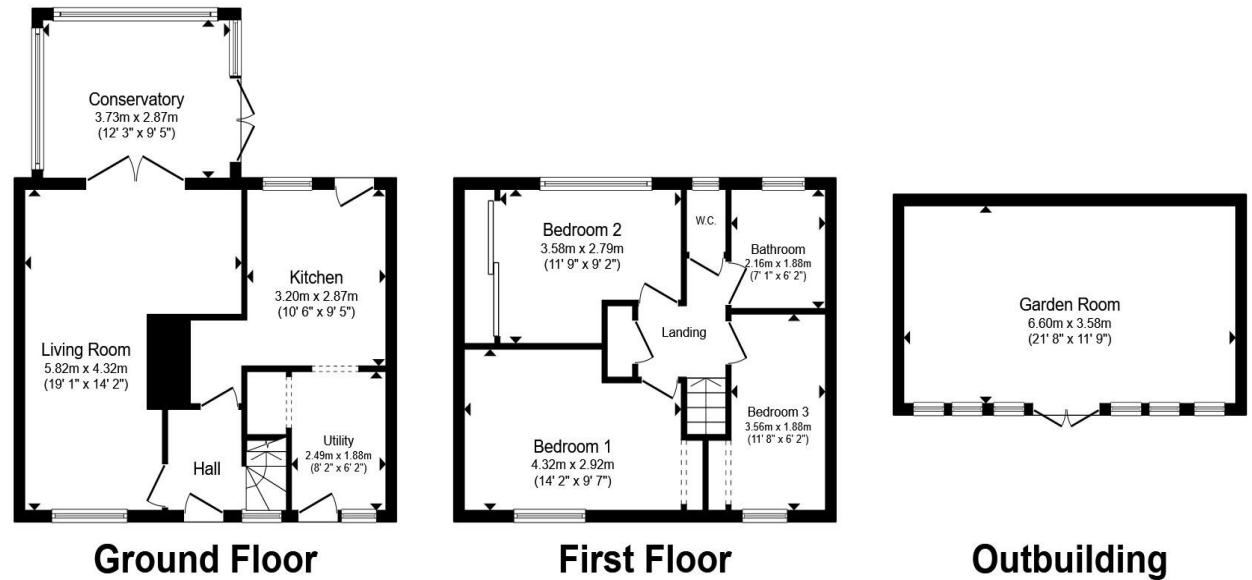
- Mid Terrace Three Bedroom Family Home
- Lounge with Log Burner
- Modern Kitchen & Utility Room
- Conservatory
- Driveway Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£290,000**



Total floor area 118.7 m<sup>2</sup> (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](http://www.propertybox.io)



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TVT106060 - 0007

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