



naomi j ryan  
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Enclosed Rear Garden



Council Tax Band: D

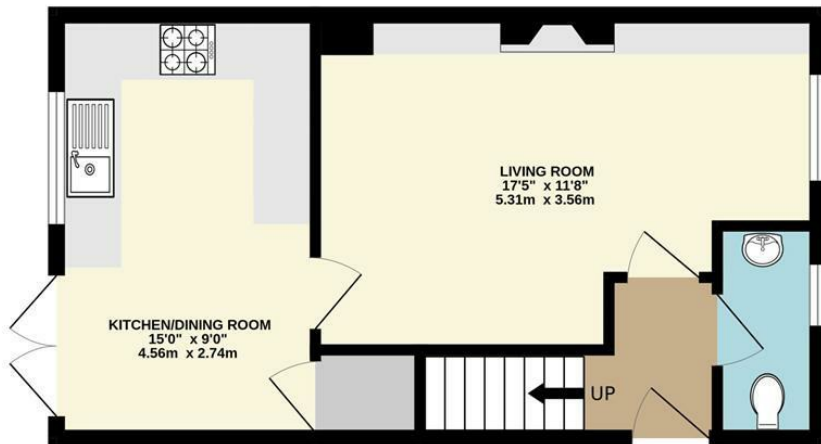
£325,000 Freehold

37 Culm Grove,

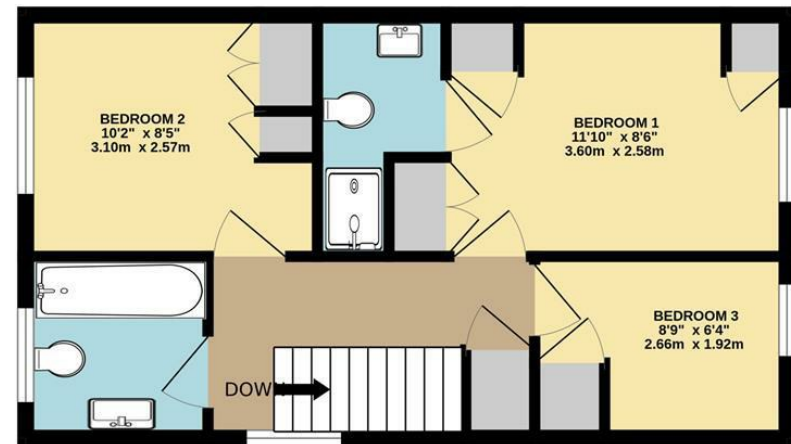
Kings Heath, Exeter, EX2 7QX

[www.naomijryan.co.uk](http://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 beautifully presented and spacious three-bedroom house, available for sale in the sought-after residential area of Kings Heath. This property is being sold with no onward chain and provides excellent access to a range of local amenities, including Digby & Sowton Train Station and the highly regarded Clyst Heath Nursery & Community Primary School, as well as the major road networks surrounding the city.

The accommodation includes an entrance hall, a ground-floor cloakroom, and a spacious living room featuring built-in display recesses. Additionally, there is a superb modern kitchen/dining room, equipped with a comprehensive range of wall and base units, complete with under-unit lighting to the wall cupboards. Double doors from the garden provide access to the rear garden. On the first floor, there are three generous bedrooms, each fitted with wardrobes. The ensuite shower room and main bathroom are furnished with modern fittings.

Outside, there is a charming enclosed rear garden with a southerly aspect. The garden has been designed for low maintenance, featuring a decked seating area, a paved patio, and an additional area laid with decorative stone chippings. A gate provides access to the side. A single garage is situated at the rear, along with an extra parking space in front of the garage.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

### REFERRAL FEE DISCLOSURE

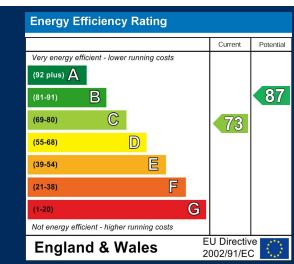
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899