



15 Gerbera Way



**STAGS**



# 15 Gerbera Way

, Cullompton, Devon, EX15 1UW

M5 (J28) 0.5 miles | Tiverton Parkway Station 6 miles | Exeter 11 miles

A modern end of terrace property in excellent condition with two double bedrooms, rear garden and off street parking, all set within a desirable and accessible cul-de-sac.

- Two Double Bedrooms
- Excellent Condition
- Rear garden
- Accessible location
- Council Tax Band B
- End of Terrace
- Off Street Parking
- Useful storage area to the front
- Quiet Cul-De-Sac
- Freehold

## Guide Price £225,000

### DESCRIPTION

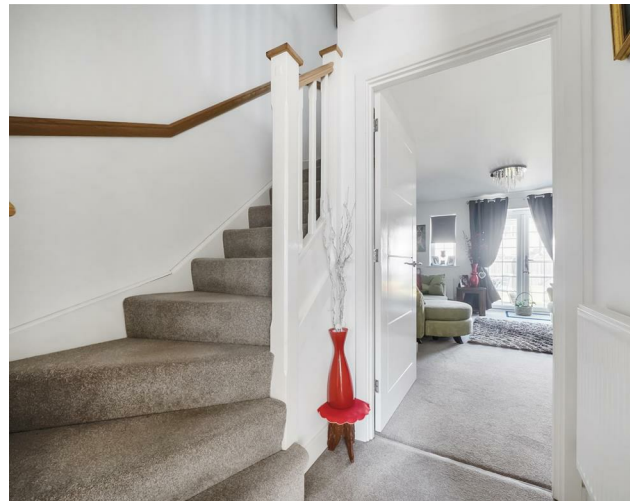
Built by Devonshire Homes in 2017, this modern, two-bedroom, end of terrace home is situated in a desirable cul-de-sac on the edge of Cullompton. The property offers a private enclosed rear garden, off-road parking, and quick access to the M5 motorway, making it ideal for commuters. Cullompton offers a range of amenities, including primary and secondary schools, a sports and leisure centre, a supermarket, and various shops. The town is well-connected, with easy access to the M5 and nearby train stations, making it a convenient location for both work and leisure.

### SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.  
Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 0.9Mbps. Superfast: Download 65Mbps, Upload 16Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.  
Ofcom predicted mobile coverage for voice and data: Internally -Three, O2 (Limited), Vodafone (Limited) & EE (Limited). Externally -EE, Three, O2 and Vodafone  
Local Authority: Mid Devon District Council.  
Management Company: Rivals Green Management Company Ltd. Annual Service Charge for 2025: £120.00

### DIRECTIONS

From the M5 Junction 28, exit the motorway and head east-bound onto the A373 (Honiton Road). After a short distance, take the first right onto Culm Lea road, following the road round as it becomes River Drive and latterly Greenhouse Gardens. Gerbera Way will appear on the right hand side, proceed down this road, where the property will be found on the left after 60 yards.

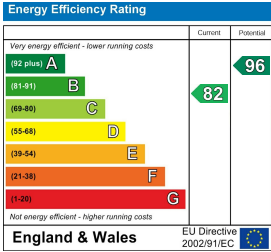






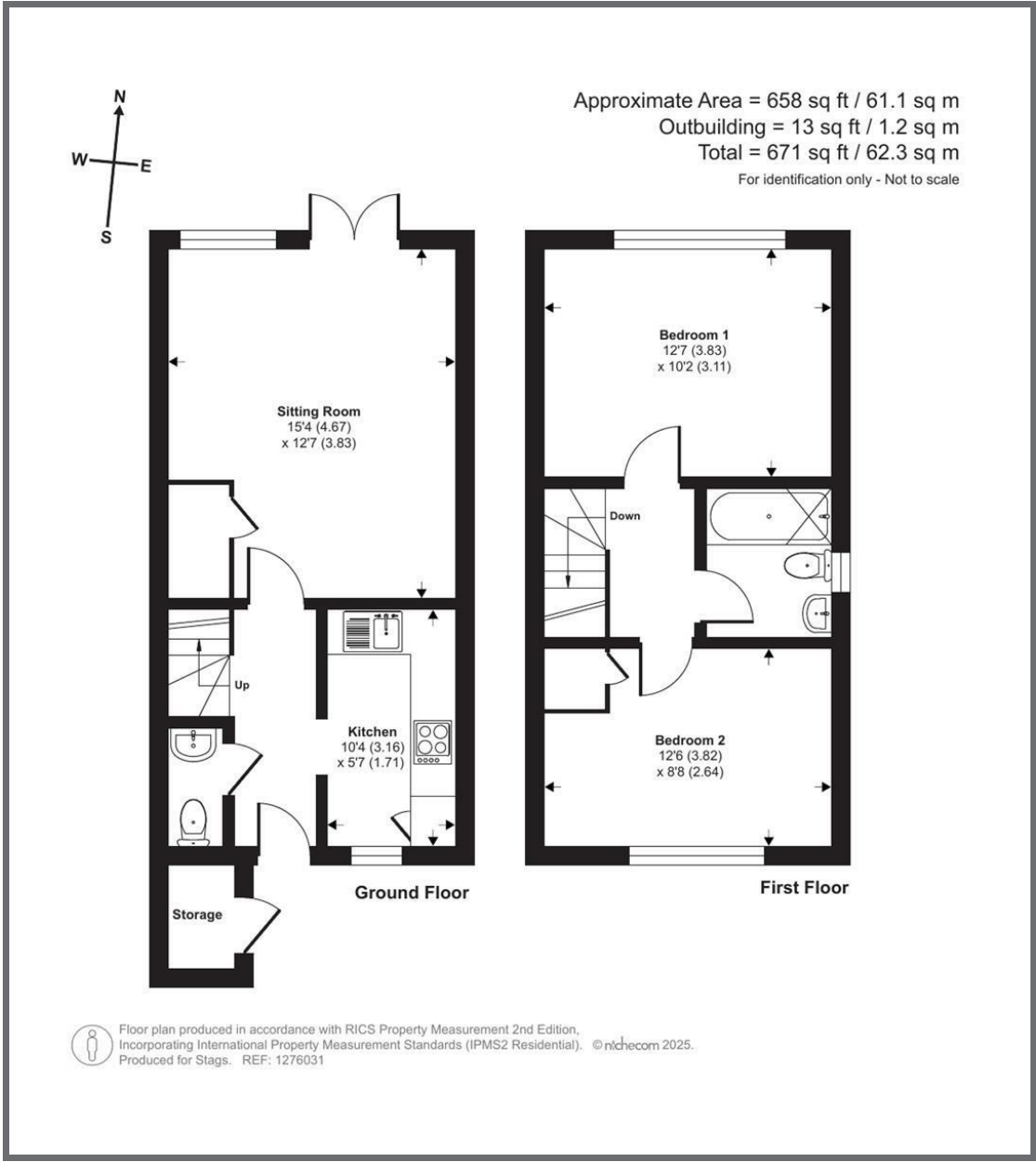


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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