



Stoneleigh



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24 Tiverton Road, Cullompton, Devon, EX15 1HT

M5 Junction 28: 0.6 Miles | Tiverton Parkway Train Station: 6 Miles | Exeter: 12 Miles

A large period house with spacious rooms & high ceilings situated in a highly convenient location just 0.6 miles from M5 Junction 28, and walking access to Cullompton town centre.

- Detached 1920s Period Home
- 5 Bedrooms. 2 Bathrooms
- 2 Reception Rooms
- Large Kitchen/ Dining Room
- Surrounding Gardens
- Garage & Ample Parking
- M5 Junction 28: 0.6 Miles
- Easy Walk to Town Centre
- Council Tax Band E
- Freehold

Guide Price £600,000

SITUATION

Tucked away in a private location, Stoneleigh is set back from Tiverton Road, enjoying excellent access to Cullompton town centre, which is within a short walk. Cullompton provides a range of independent shops, primary and secondary schooling, Doctor's surgery, cafes, restaurants & public houses. The M5 can be accessed at Junction 28 within 0.6 miles, while Tiverton Parkway station is 6 miles. To the south, 12 miles, lies the cathedral city of Exeter offering a much wider range of amenities including an international airport.

DESCRIPTION

A splendid 1920's period house benefitting from significant renovation and modernisation by the current owners in the recent past and now providing a smart spacious family home with contemporary fittings. The significant room sizes and period detail make it particularly comfortable home with over 2400SqFt of accommodation.

The location provides a high level of convenience to the town, M5 and associated facilities whilst being in an elevated, tucked away, position enjoying a good degree of privacy and south facing front garden.



ACCOMMODATION

The front door opens onto a large entrance porch and reception hall with staircase. The large sitting room and lounge lie to either side. An inner hall to the rear gives access to a cloakroom with WC and separate utility room with modern wall & base units. The kitchen/ dining room forms an open-plan L-shape, providing a fabulous kitchen, dining, living space, with the kitchen featuring stylish, contemporary units with island & breakfast bar, a range of integral appliances and French doors to the rear garden. The dining area flows through with French doors leading out to the patio and front garden beyond.

Stairs rise from the entrance hall up to the landing, giving access to five bedrooms and the family bathroom. Three bedrooms offer a southerly aspect whilst the remaining two look out over the rear of the property. Bedrooms 1, 2 & 3 benefit from generous built in storage. The family bathroom provides a free-standing bath, shower unit, wash basin and WC. One of the bedroom benefits from an ensuite shower room with WC. The landing also gives access to a wonderful south-facing balcony.

OUTSIDE

The property is approached from Stoneleigh Gardens, with a private drive, off road parking and garage at the rear of the house. The garage has been renovated and is utilised as a gym, with potential uses as home office space or storage. This space could also be converted back to its original use of a garage, if required.

The enclosed rear garden offers Astro-turf with two decked areas, perfect for private and peaceful relaxation. Pathways lead down both sides of the property to the front, south-facing, garden with has been landscaped and laid to level lawn, surrounded by hedging and fencing giving a good degree of privacy. Directly outside the front of the property is a delightful path and patio providing an ideal space for seating and entertaining.

SERVICES

Mains electricity, water, gas & Drainage. Gas Central Heating.

Ocom predicted broadband services – Standard, Superfast & Ultrafast broadband available.

Ocom predicted mobile coverage: Internal (variable) - EE, Three and O2. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon Council.

VIEWINGS

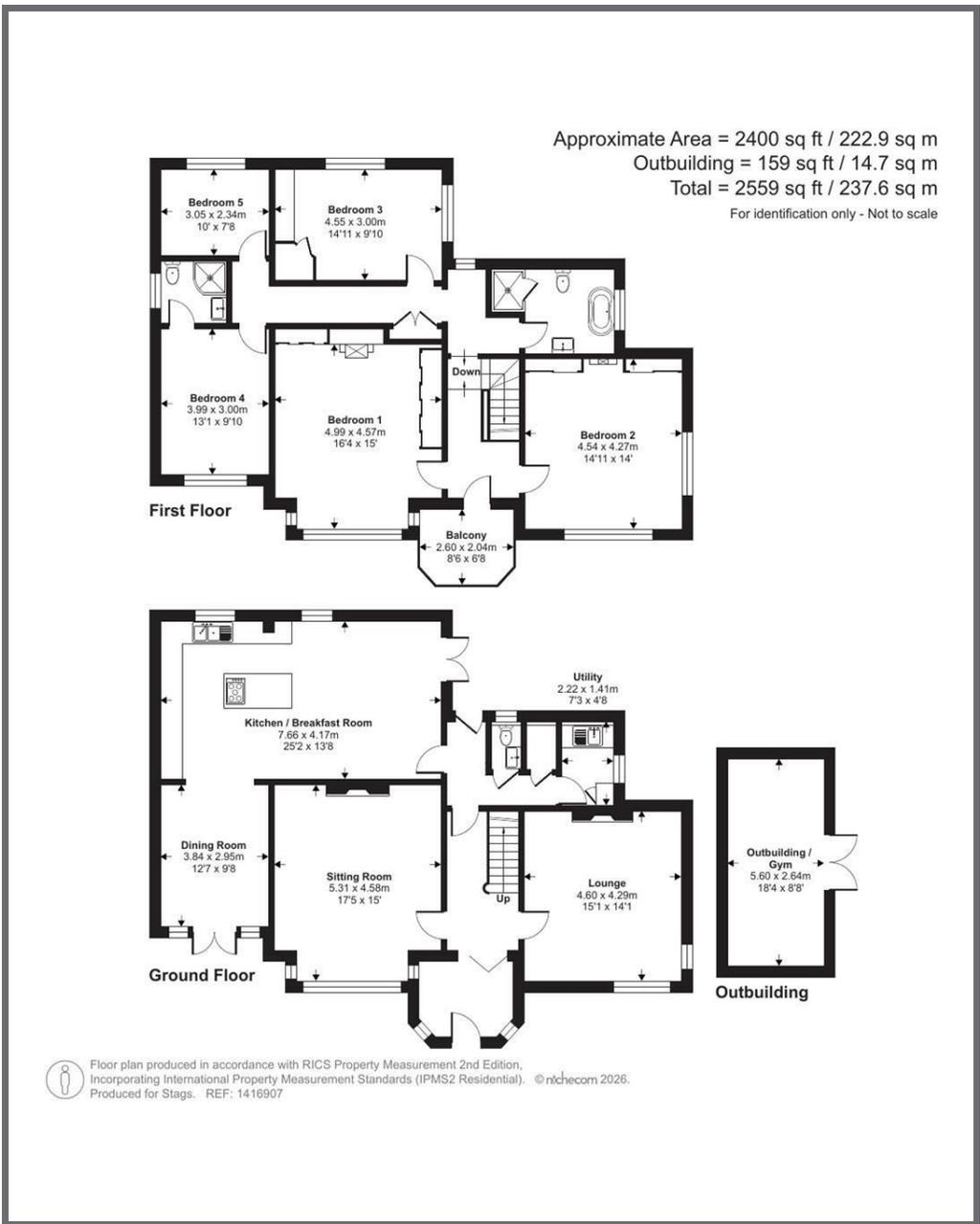
Strictly by appointment with the agents please.

DIRECTIONS

From M5 J28 follow the signs for Cullompton town centre, at the traffic lights turn left and continue for 175yds, turning right on to Tiverton Road. After a short distance turn right into Stoneleigh Gardens, the property will be found first on the left.



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.



Energy Efficiency 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		
		57	77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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