



Merrimead Bungalow



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Five Bridges, Cullompton, EX15 1QP

Cullompton (M5 J28) 1.3 Miles | Tiverton Parkway Station 5 Miles | Exeter 12 Miles

A detached 'Woolaway' construction bungalow set within 1.8 acres in an accessible location close to the M5. Potential refurbishment or replacement development subject to necessary consents.

- Detached 'Woolaway' Bungalow
- Approximately 1.8 acres in all
- Potential refurbishment/ replacement/ development (STP)
- M5 J28 & Cullompton 1.3 Miles
- Two Bedrooms
- Garage & Parking
- Exeter 12 Miles
- Elevated with Views
- Council Tax Band B
- Freehold

Guide Price £400,000

DESCRIPTION

This detached 'Woolaway' construction bungalow is well situated between Cullompton and Willand just 1.3 miles from Junction 28 of the M5. The property presents as a development opportunity for refurbishment or replacement with a new dwelling or further development of the site, all subject to necessary permissions required.

The current accommodation is arranged as two bedrooms, bathroom, lounge and kitchen. Views to the front can be enjoyed from its elevated position.

The property enjoys excellent access to the wide facilities Cullompton provides, with a range of independent shops, supermarkets, primary and secondary schools, doctors and restaurants. Exeter is 12 miles and Tiverton Parkway Station 5 miles



SERVICES

Mains electricity, water. Private drainage via septic tank. Oil Fired Central Heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

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

Local Authority: Mid Devon Council.

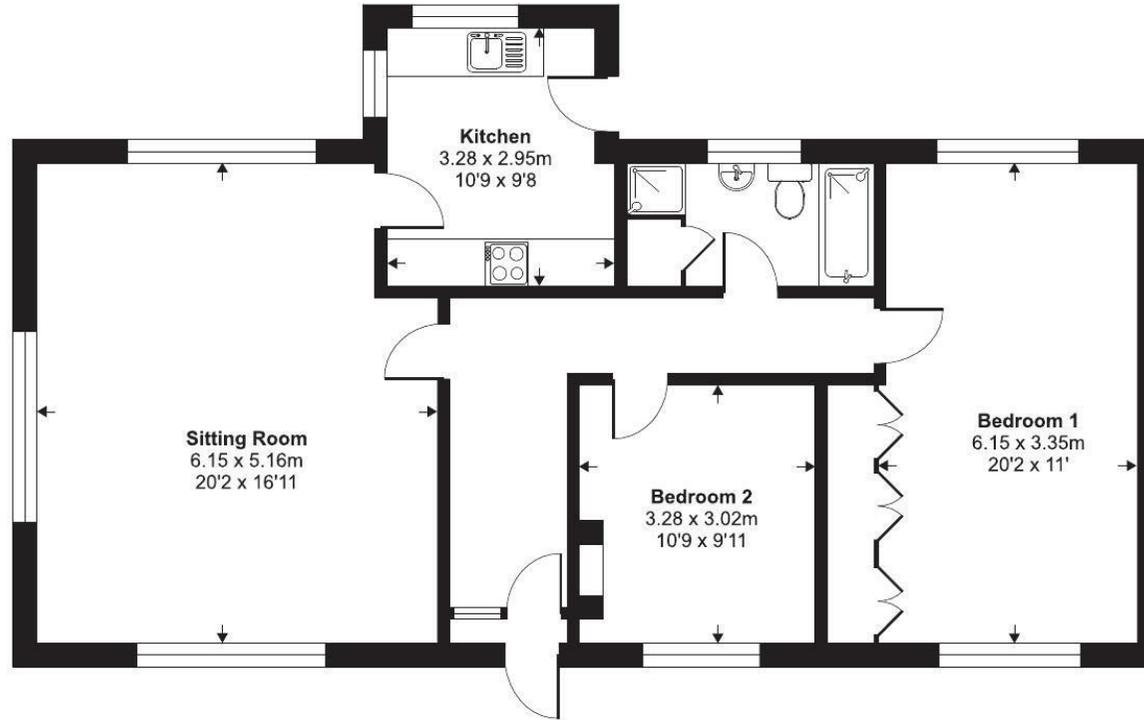
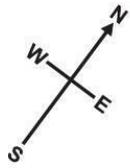
DIRECTIONS

From M5 J28 Cullompton, take the B3181 towards the town centre. At the roundabout, take the 2nd exit along Millennium Way. Proceed taking the 2nd exit of the next three roundabouts, travelling towards Willand. The property can be found on the left opposite 'The Steamer' cafe at Five Bridges.



Approximate Area = 991 sq ft / 92 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1423690

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			
(54-68) D			67
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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