



2A Ashley Close, Cullompton, EX15 3BW
£395,000

Spacious and well-presented throughout, this impressive five-bedroom home offers a bright living room with garden access, a stylish dining room and modern kitchen, plus a practical utility and downstairs W/C. Upstairs features four double bedrooms and a generous single, including a principal with en-suite. Outside, enjoy a large landscaped garden with patio, summer house, and ample parking for three vehicles including a garage. All within the Uffculme School catchment area.



Description

Stepping into the property, you are welcomed by a spacious entrance hall offering practical access to the principal living areas of the home. To the left, the generous living room is bathed in natural light from large front-facing windows, while elegant French doors open out onto the rear garden. This impressive L-shaped space provides the perfect setting for both relaxing and entertaining with family and friends.

Moving through to the dining room, you'll find a well-proportioned space finished with stylish contemporary tiling and ample room for a large family dining table. At the rear, double glass doors lead seamlessly into the beautifully presented kitchen. Thoughtfully designed, the kitchen offers plentiful storage and worktop space, alongside a double integrated oven and a well-positioned sink overlooking the garden.

Beyond the kitchen lies a practical utility room, complete with additional worktop space and room for a washing machine and dryer neatly tucked below. There is also space for a large fridge freezer, enhancing the functionality of this area. A conveniently located downstairs W/C further adds to the home's practicality and versatility.

Ascending from the entrance hall, the first floor opens onto a spacious landing, designed to comfortably accommodate the flow of a busy five-bedroom home. All five bedrooms are well laid out, creating a cohesive and balanced upper level. Two of the bedrooms benefit from large built-in storage, ideal for keeping living spaces tidy and organised. The principal bedroom also features a generously sized en-suite, complete with shower, wash basin, and W/C.

Each of the five bedrooms are well-proportioned, with large windows that flood the rooms with natural light and provide flexibility for a variety of furniture arrangements.

Externally, the rear garden offers a fantastic outdoor space, featuring a large patio seating area—perfect for summer barbecues and entertaining. A brick-built planter runs along the border, filled with mature shrubs that add charm and character. The garden also benefits from a substantial summer house, complete with double doors, windows, and electricity, making it an ideal space for year-round use—whether for relaxing or hosting guests. A separate shed provides additional storage.

Further enhancing the property is off-road parking for up to three vehicles, with two spaces on the driveway and a third within the garage, which also offers excellent potential for a range of alternative uses.

Services, Tenure & Council Tax

Council Tax Band - C

Freehold

All Mains Connected

Ofcom Mobile Speeds - EE & Vodafone Likely, Three & O2 - Limited

Ofcom Broadband Speeds - 1000mbps Ultrafast

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



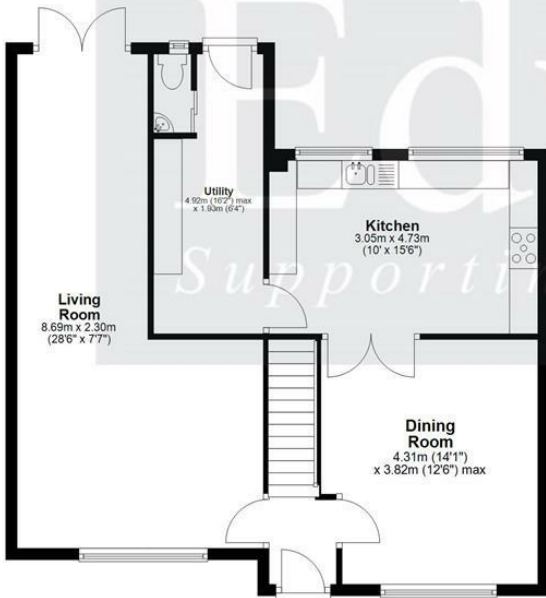


Summer House
Approx. 12.0 sq. metres (128.7 sq. feet)



Summer House
4.06m x 2.94m
(13'4" x 9'8")

Ground Floor
Approx. 73.6 sq. metres (792.6 sq. feet)



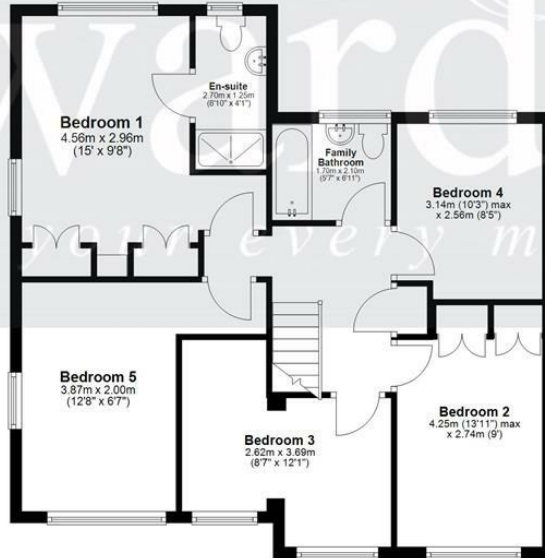
Living Room
8.69m x 2.30m
(28'6" x 7'7")

Utility
4.90m (16'2" max
x 1.03m (6'4")

Kitchen
3.05m x 4.73m
(10' x 15'6")

Dining Room
4.31m (14'1")
x 3.82m (12'6") max

First Floor
Approx. 73.4 sq. metres (790.6 sq. feet)



Bedroom 1
4.56m x 2.96m
(15' x 9'8")

Bedroom 5
3.87m x 2.00m
(12'8" x 6'7")

Bedroom 3
2.62m x 3.69m
(8'7" x 12'1")

En-suite
2.70m x 1.25m
(8'10" x 4'1")

Family Bathroom
1.70m x 2.10m
(5'7" x 6'11")

Bedroom 4
3.14m (10'3") max
x 2.56m (8'5")

Bedroom 2
4.25m (13'11") max
x 2.74m (9')

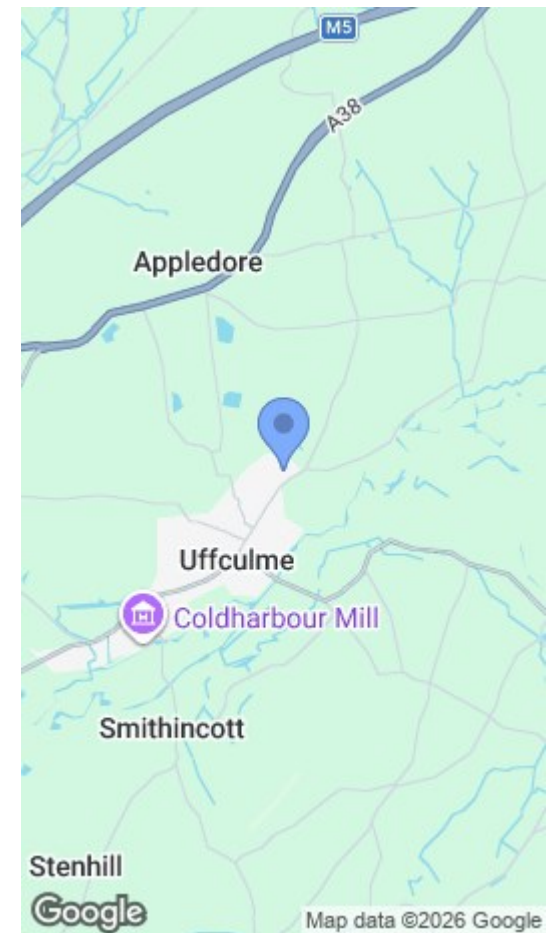
Garage
Approx. 13.6 sq. metres (146.2 sq. feet)



Garage
5.17m x 2.63m
(17' x 8'7")

Total area: approx. 172.6 sq. metres (1858.1 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	