



46 Highland Terrace, Cullompton, EX15 3EN
£315,000

Welden
Edwards
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Located in a tucked away position, away from passing traffic is this spacious and versatile four-bedroom family home. The beautifully presented property features a stylish kitchen diner and generous L-shaped living room with a log burner. The outside boasts a low-maintenance rear garden with driveway parking and located within the sought-after Uffculme School catchment area.



Description

Stepping into the bright and welcoming entrance porch, you are greeted by a practical space ideal for removing shoes and coats. Beyond this, the spacious entrance hall opens up beautifully, with the staircase leading to the first floor.

To the right is a convenient downstairs W/C, adding further practicality for family living and guests alike.

Adjacent, is the attractive kitchen diner, thoughtfully designed with an L-shaped layout, breakfast bar, generous worktop space, integrated oven, hob and extractor fan. A wealth of wall-mounted and under-counter cupboards provide excellent storage, while also allowing an under-counter slot for a fridge. The space also features a pantry cupboard which provides further storage and adds to daily convenience.

Returning to the hallway, the home flows seamlessly into the large L-shaped living room. This inviting space offers ample room for a variety of furniture arrangements, creating the perfect setting for relaxing evenings or entertaining guests. Adding warmth and character is the stylish log burner, creating a cosy focal point within the room. To the rear, tall sliding doors open directly onto the garden, effortlessly connecting the indoor and outdoor spaces- ideal for summer gatherings and family occasions. Adjacent to these doors is the new and modern conservatory which has wrap around views of the sunny garden.

Onward from the living room is a sizeable utility room, offering excellent versatility and additional storage or workspace options. This highly useful area further enhances the practicality of the home. From here, a doorway leads into a dedicated office/study, perfectly positioned away from the bedrooms to help separate work and home life, while still enjoying the convenience of working from home. And with the utility room next door, a fresh cup of tea is never far away.

Ascending to the first floor, the spacious landing provides access to all four well-proportioned bedrooms. The generous primary bedroom is flooded with natural light from the large window and offers plenty of space for furniture and additional bedroom essentials. The room also benefits from a well-appointed en-suite comprising a shower, W/C and hand basin. Built-in storage cupboards and extended countertop space further enhance the practicality of this suite.

Continuing around the landing are the remaining bedrooms. Bedrooms two and three are both spacious doubles, each benefiting from integrated storage. These rooms are neutrally decorated throughout, offering a fresh and versatile canvas for new owners to personalise. Bedroom four is a well-sized single room and benefits from residual warmth generated by the log burner flue, making it especially cosy during the colder months.

Completing the first floor is the large family bathroom, featuring a generously sized bath along with an integrated W/C and wash basin set within stylish fitted storage units spanning the rear wall. This clever design provides both practicality and useful countertop space.

To the rear of the property, the low-maintenance patio garden creates an enjoyable outdoor space that can be used all year round. Perfect for social gatherings, entertaining friends, or simply relaxing in the sunshine, this attractive outdoor area is both functional and inviting. The garden also benefits from an outbuilding with power, ideal for tool storage, outdoor equipment, or general household storage needs. Adjacent to the outbuilding is a convenient rear access gate, providing direct access to the back of the property.

Further enhancing the appeal of this home is the driveway, offering the convenience and peace of mind of off-road parking. The home is also located within the catchment area of the desirable Uffculme School.

Council Tax, Services & Tenure

Council Tax Band - B

Freehold

All Mains Connected

Please note that the raised beds in the rear garden are looked after by the seller, however, not owned by the property.

Ofcom Broadband Speeds: Ultrafast 1000 Mbps

Ofcom Mobile Signal : EE, Vodafone Likely - Three, O2 Limited

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

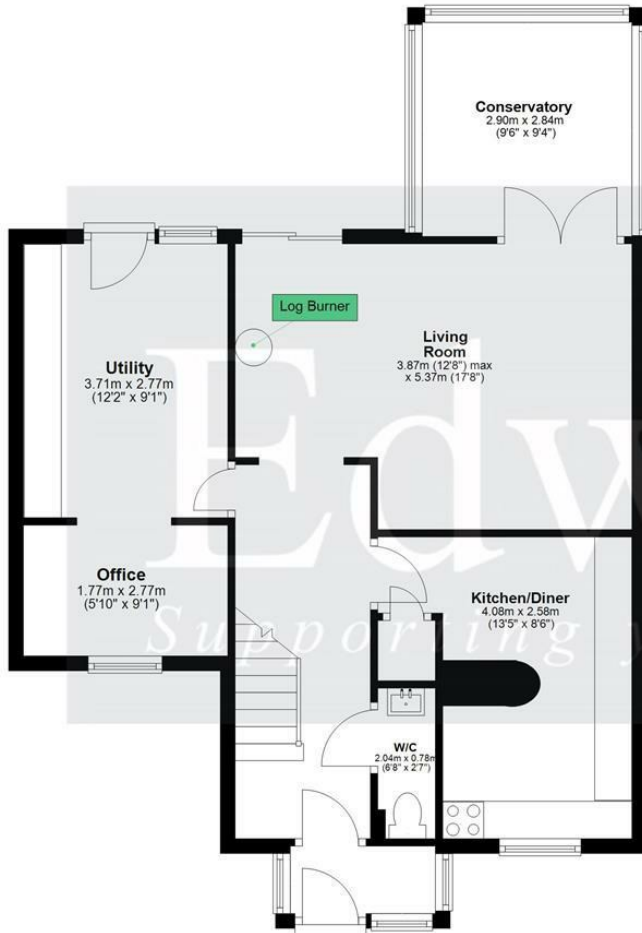
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



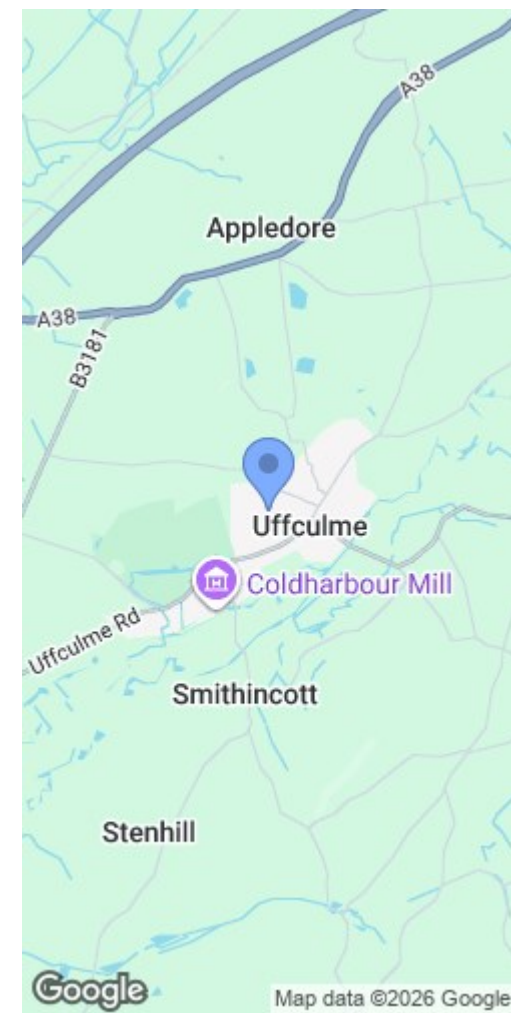
First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 129.1 sq. metres (1389.1 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	