



## Crow Green, Cullompton, EX15 1EW

This exquisite town cottage has recently undergone a complete programme of refurbishment and is now offered for sale in a contemporary style, whilst still enjoying some wonderful character features. The ground floor accommodation comprises a lovely sitting room with log burning stove, spacious dining room and a fully refurbished kitchen. Upstairs, you are greeted by a charming landing, leading to two double bedrooms, a contemporary shower room and utility cupboard. The courtyard garden has been cleverly designed to maximise the space and takes in a remarkably secluded aspect. An early viewing of this exquisitely presented home, within easy reach of town centre amenities and the M5 for commuting is strongly advised.

**Asking Price £225,000**



**Situation and Amenities**

Within easy reach of High Street shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), award winning coffee shop (The Bake House), a modern library, sports centre and community centre. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The comparatively central mid Devon location places the picturesque national parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on  
01884 33333



#### Bullet Points

- Comprehensively refurbished town cottage
- Beautifully presented characterful accommodation
- Gas central heating and double glazing
- Contemporary style Kitchen
- Spacious Dining Room
- Gorgeous Sitting Room with log burner
- Charming Landing
- Two generous Double Bedrooms
- Beautifully appointed Family Shower Room
- Utility Cupboard
- Secluded Courtyard Garden
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "D"
- Council Tax Band "A"
- Freehold

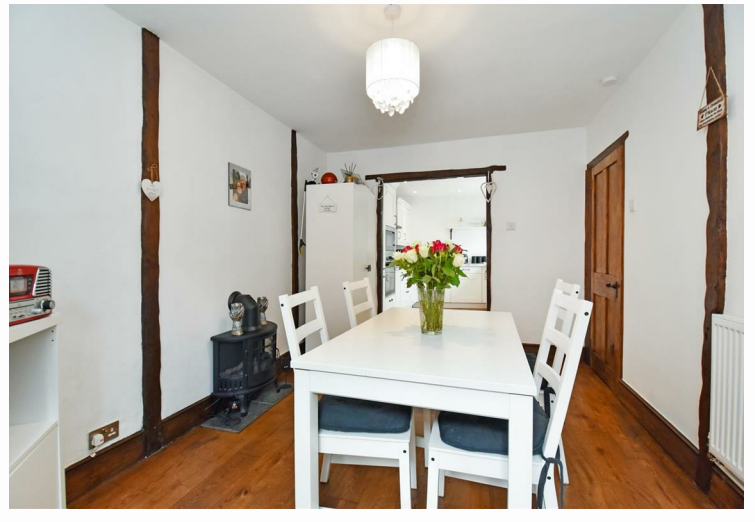
#### On The Ground Floor

Part glazed composite front door to

Beautiful Characterful Sitting Room with window overlooking the front, brick and stone fireplace housing log burning stove, feature ceiling and wall beams, stairs rising to first floor, engineered oak flooring.

Dining Room another lovely characterful room with outlook to the front, feature exposed wall timbers, engineered oak flooring, radiator.

Kitchen having been fitted in a contemporary style with a generous array of both wall and base mounted cupboards, integrated fridge/freezer, tall housing with oven and microwave, laminate worktop with inset four ring electric hob with extractor over, inset single drainer sink, mixer tap, door to garden, outlook over garden, engineered oak flooring.



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