



## Heyridge Meadow, Cullompton, EX15 1ED

This charming modern "cottage-style" two bedroomed home nestles in a tucked away location toward the outskirts of Cullompton and overlooking to the front, the delightful "village green" in the centre of this Heyridge Meadow development. Warmed by gas fired central heating and with double glazing, the ground floor accommodation comprises a fitted kitchen, generous hall with cloakroom and a living room, whilst upstairs, two generous bedrooms and a stylish, re-fitted bathroom are to be found. The largely walled rear garden provides a safe environment for both children and pets, with the nearby large single garage and driveway parking.

**Asking Price £215,000**



**Situation and Amenities**

Situated on the outskirts of Cullompton, the property is within about half of a mile of high street shops and supermarkets, with the nearby Central Stores providing an excellent local convenience store. The country town of Cullompton offers two doctors surgeries, primary and secondary schooling, sports centre, library, state of the art community centre and motorway intersection facilitating rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. 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**

- Charming modern terraced home
- Ideal for first-time-buyers and investors
- Gas central heating and double glazing
- Fitted Kitchen
- Living Room
- Generous Hall with Cloakroom
- Principal Bedroom with fitted wardrobes
- Second Bedroom
- Stylishly re-fitted Family Bathroom
- Leasehold Garage and driveway parking
- Secure largely walled rear garden
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating to be advised
- Council Tax Band "B"
- Freehold

Meadfleets Service Charge - approx. £150.00 bi-annually



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