



Victoria Terrace, Cullompton, EX15 1DD

Offered for sale with no onward chain, this cozy town centre cottage is ideal for first time buyers and investors alike, situated in a highly convenient location. The accommodation comprises a sitting room and kitchen/dining room on the ground floor, whilst there are two good sized bedrooms and a bathroom upstairs. An early viewing on this attractively priced freehold home is strongly advised.

Asking Price £130,000



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.

Bullet Points

- Cozy town centre cottage
- Convenient location for amenities
- Gas central heating and double glazing
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "D"
- Council Tax Band "A"
- Freehold
- NO ONWARD CHAIN*

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



On The Ground Floor

UPVC front door to

Hall with stairs rising to first floor.

Sitting Room a spacious room with outlook to the front, window seat, radiator.

Kitchen/Dining Room with a generous array of both wall and base mounted cupboards, laminate roll edge worktop with inset four ring electric hob with extractor over and oven beneath, inset stainless steel single drainer sink, mixer tap, space and plumbing for washing machine, wall mounted gas fired boiler, access to understairs storage cupboard, space for breakfasting table, timber effect flooring, radiator, rear pedestrian door.

On The First Floor

Landing with access to loft, airing cupboard housing hot water tank and slatted shelving.

Bedroom 1 a double room with outlook to the front, fitted wardrobe with shelving and hanging rails, radiator.

Bedroom 2 with outlook to the rear, radiator.

Shower Room fitted in coloured suite comprising close coupled W.C., pedestal basin, panelled bath with mains mixer shower over, obscure glass window, radiator.

Outside

To the rear of the property is a communal alleyway providing rear access to the property. There is parking available on neighbouring streets, along with parking permits available in the neighbouring car park, although there is thought to be a waiting list.

Services

The Vendor has advised of the following, and it is advised to check all this information prior to viewing:-

Mains electricity, water, gas and drainage

Current utility providers:

Electricity - TBA

Gas - TBA

Water and drainage - S.W. Water



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These particulars are intended as a general guide only and do not form any part of a contract. Every effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for clarification