



Martin Way, Cullompton,  
EX15 1GU

This well presented modern home is situated in a convenient location only a short distance from the town centre and all its amenities, yet within striking distance of countryside walks and bridlepaths.

£975 PCM



- Council Tax Band: B
- Deposit: £1125
- Long Term Let
- Holding Deposit: £225
- Garden with Shed
- Parking for 1 car
- Utility/cloakroom

**Description**

This well presented modern home is situated in a convenient location only a short distance from the town centre and all its amenities, yet within striking distance of countryside walks and bridlepaths. The ground floor accommodation comprises a wonderful open plan kitchen/dining/family room with integrated kitchen appliances, a utility/W.C. and a large understairs cupboard, currently used as a study. The first floor offers two excellent double bedrooms, both with storage cupboards and a modern family bathroom. Outside, there is a pretty rear garden and to the front of the property there is one numbered parking space.

**Situation and Amenities**

Enjoying a peaceful tucked away setting 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**

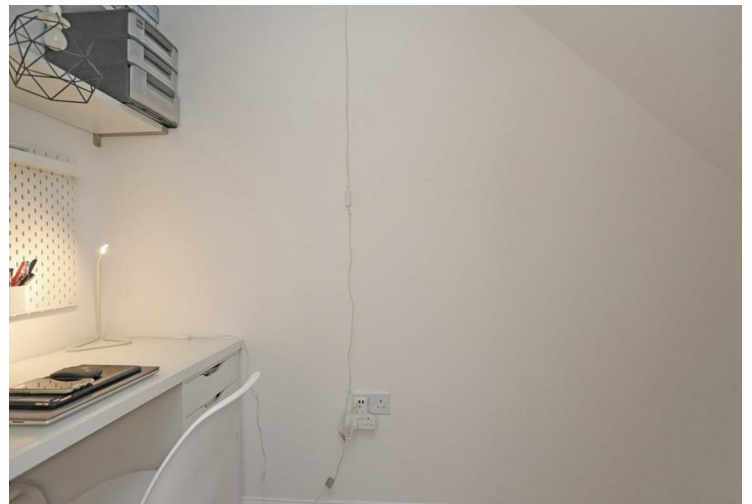
Beautifully presented mid terraced home  
Tucked away, yet convenient location  
Wonderful open plan Kitchen/ Dining/Living Room  
W.C./Utility  
Understairs cupboard/Study  
Two generous double Bedrooms  
Modern Bathroom  
Parking space  
Pretty rear garden  
Gas central heating and double glazing  
Mains electricity, water, gas and drainage  
15 miles Exeter, 18 miles Taunton  
Tiverton parkway Railway Station 6 miles  
EPC rating "B"  
Council Tax Band "B"

**On The Ground Floor**

Hallway with stairs rising to first floor, radiator, timber effect Karndean flooring.

Kitchen/Dining/Living Room a wonderful, bright and airy room spanning the entire depth of the house, Kitchen fitted in stylish high gloss units comprising a generous array of wall and base mounted cupboards, timber effect laminate worktop with inset stainless steel single drainer sink, mixer tap, inset four ring gas hob with extractor over and oven beneath, one cupboard housing gas fired boiler, integrated fridge/freezer, integrated dishwasher, door leading to rear garden. This fantastic open plan space has plenty of room for both sitting in dining furniture, timber effect Karndean flooring, two radiators, access to downstairs Storage Cupboard/Study Space, an excellent space for those wishing to work from home.

Utility Room/W.C. fitted in modern white suite comprising close couple W.C., pedestal basin, three cupboards matching the kitchen, timber effect laminate worktop, space and plumbing for washing machine, radiator, obscure glass window, timber effect Karndean flooring.



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