



**Sycamore  
Close, Cullompton,  
EX15 2CH**

Offered for sale with no onward chain, this superbly located family home is nestled at the end of a popular, quiet, cul-de-sac, within easy reach of village amenities and the M5 for commuting. Now requiring some modernisation and updating, the ground floor accommodation comprises a spacious sitting room, dining room, fitted kitchen, garden room and hall with cloakroom. Upstairs, two double bedrooms, a further single bedroom and a family bathroom are to be found. Outside, a driveway leads to the single garage and the rear garden takes in a particularly private setting, backing onto a wooded copse. An early viewing of this lovely family home is strongly recommended.

**Asking Price £325,000**



#### **Situation and Amenities**

Just a short walk from village amenities including Co-Op, village hall with tennis courts and the thriving Willand primary school. A more extensive range of shops is offered by the nearby country town of Cullompton with its High Street shops, two supermarkets, library, secondary schooling and sports 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 spectacular 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

Excellent detached family home

Now in need of some updating and modernising

Recently fitted double glazing and gas central heating

Fitted Kitchen

Spacious Sitting Room

Dining Room

Two Double Bedrooms

A Further Single Bedroom

Bathroom

Hall and Cloakroom

Garden Room

Driveway Parking

Single Garage

Surprisingly generous and secluded rear garden

16 miles Exeter, 17 miles Taunton

Tiverton Parkway Railway Station 3 miles

EPC rating "D"

Council Tax Band "D"

Freehold

\*No onward chain\*



11 High Street  
Cullompton  
Devon  
EX15 1AB  
T: 01884 33333  
**After Hours:** 07802 448363  
E: [enquiries@thornecarterandaspen.co.uk](mailto:enquiries@thornecarterandaspen.co.uk)

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.