



## Sycamore Close, Cullompton, EX15 2SH

This well presented and comparatively modern semi-detached home comes to the market, having undergone a programme of refurbishment by the current owners. Nestled at the end of a small cul-de-sac and within easy reach of village amenities and excellent transport links. The ground floor accommodation comprises a spacious sitting room and recently refitted kitchen/breakfast room, whilst upstairs, two generous bedrooms and a shower room are to be found. Outside, the property really comes into its own, with a surprisingly generous garden, driveway parking and unusually, for a property of this type, a single garage. An early inspection is strongly advised for those seeking a well presented and easy to run home in a quiet, yet accessible location.

**Asking Price £219,995**



**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**

Well presented semi detached home  
Popular tucked away cul-de-sac location  
Close to village amenities  
Recently refitted Kitchen/Breakfast Room  
Spacious Sitting Room  
Two good sized Bedrooms, one with fitted wardrobes  
Shower Room  
Driveway  
Single Garage  
Good size garden  
Ideal for first time buyers and investors  
16 miles Exeter, 17 miles Taunton  
Tiverton Parkway Railway Station 3 miles  
EPC rating "D"  
Council Tax Band "B"  
Freehold

**On The Ground Floor**

Part glazed composite front door to

Hall with stairs rising to first floor, radiator.

Sitting Room a lovely bright room with outlook to the front, radiator.

Kitchen/Breakfast Room having been recently refitted in a contemporary style with a generous array of both wall and base mounted cupboards, space and plumbing for washing machine, laminate worktop with inset induction hob with oven beneath, inset single drainer sink, mixer tap, wall mounted gas fired boiler, space for dining table, door to rear garden, understairs storage cupboard/pantry, radiator, timber effect flooring.



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