



Victoria Terrace, Cullompton, EX15 1DQ

This well presented town centre cottage comes to the market having been updated in recent years and now providing an excellent opportunity for first-time-buyers or investors looking for a low maintenance home in a convenient location. A short walk to the town centre and local supermarkets is further enhanced by the regular bus service to Exeter and Tiverton and the close proximity of the M5 for commuting. The ground floor accommodation comprises a spacious sitting room and a stylishly appointed kitchen/dining room. Upstairs, the principal bedroom is a very generous size and there is a further bedroom and family bathroom. An early viewing of this lovely cottage is strongly advised.

Asking Price £150,000



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

- Well presented town cottage
- Gas central heating and double glazing
- Spacious Sitting Room
- Kitchen/Dining Room
- Generous Principal Bedroom
- Second Bedroom
- Family Bathroom
- Convenient town centre location
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "C"
- Council Tax Band "A"
- Freehold

Buying an investment? Please contact our lettings department on

01884 33333



On The Ground Floor

Front door to

Entrance Lobby with space for coat hanging, door to

Sitting Room a lovely spacious cottage sitting room with outlook to the front, stairs rising to first floor, access to understairs storage cupboard, timber effect flooring, radiator.

Kitchen/Dining Room a surprisingly spacious room spanning the entire width of the house with recently fitted kitchen comprising both wall and base mounted cupboards, space for freestanding gas cooker with extractor over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, wall mounted gas fired boiler, laminate worktop with inset single drainer sink, mixer tap over, space for tall fridge/freezer, tiled flooring, radiator, door to rear access.

On The First Floor

Landing.

Bedroom 1 an excellent double room with outlook to the front, built-in wardrobe with access to loft, strip timber flooring, radiator.

Bedroom 2 with outlook to the rear, radiator.

Bathroom having been re-fitted in contemporary style, close coupled W.C., basin with storage beneath, panelled bath with shower over, glass shower screen, part tiled walls, obscure glass window, radiator.

Outside

To the rear of the property is a pedestrian walkway providing access for multiple cottages. Whilst not owning any outside space, the current owner has a small table and chairs situated outside the back door for alfresco dining.

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 - British Gas

Gas - British Gas



11 High Street
Cullompton
Devon
EX15 1AB
T: 01884 33333
After Hours: 07802 448363
E: enquiries@thornecarterandaspen.co.uk