



New Street, Cullompton, EX15 1HA

This well presented traditional town cottage is ideally suited for both first time buyers and investors, and is within easy reach of the town's amenities and the M5 for commuting. The ground floor accommodation comprises a cozy sitting room with log burner and a spacious kitchen/dining room, whilst upstairs is a generous double bedroom, a further single bedroom and a family bathroom. Outside, the property benefits from a south facing, easy to maintain, courtyard garden with covered storage and garden store. An early viewing is advised for those seeking a charming first home or investment property.

Asking Price £165,000



Description

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Situation and Amenities

Right in the heart of town, just back from the High Street in a tucked away setting, great convenience and access to local amenities. The country town of Cullompton provides a useful range of everyday shopping, schooling and transport facilities including a bus service to Exeter every 20 minutes. The nearby M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The property enjoys distant views towards the Blackdown Hills an area designated as Outstanding Natural Beauty. For those wishing to enjoy the delights of Devon the picturesque National Parks of Dartmoor and Exmoor together with north and south Devon coastlines are all within a modest car journey. The stunning National Trust estate at Killerton with its fine country house, gardens, grounds and arboretum lies about five miles to the south.

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



Bullet Points

- Well presented mid terraced town cottage
- Convenient central location
- Gas central heating and double glazing
- Sitting Room with log burner
- Spacious Kitchen/Dining Room
- Generous Principal Bedroom
- A further Single Bedroom
- Modern Bathroom
- Landing with storage
- Sunny aspect garden
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "C"
- Council Tax Band "A"
- Freehold

On The Ground Floor

Part glazed UPVC front door to

Sitting Room with feature log burning stove with timber mantel and surround, meter cupboard and storage, radiator, archway to

Inner Hall with stairs rising to first floor.

Kitchen/Dining Room a spacious room running the width of the house, fitted Kitchen comprising both wall and base mounted cupboards, laminate roll edge worktop with inset one and a half bowl single drainer sink, mixer tap, inset four ring gas hob with extractor over and oven beneath, space and plumbing for washing machine, space for tall fridge/freezer, wall mounted gas fired boiler, access to understairs storage cupboard, radiator, tiled flooring, space for family sized dining table.



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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