



## The Malthouse, Cullompton, EX15 1YY

This newly constructed and highly individual home nestles in a remarkable tucked away, gated location close to the town centre amenities and M5 for commuting. The upside down accommodation comprises two generous bedrooms and a stylish bathroom on the ground floor, warmed by underfloor heating, whilst upstairs enjoys a magnificent open plan kitchen/dining/living room with vaulted ceiling, creating a wonderful sense of space. Outside, the easy to maintain garden is amazingly private and ideal for enjoying the early evening sun. An early viewing of this unique modern home is strongly advised for both first time buyers and those looking for a secure lock up and leave.

**Asking Price £215,000**



#### 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.

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





#### Bullet Points

- Newly constructed town centre property
- Charming characterful modern accommodation
- Stunning vaulted first floor Kitchen/Dining/Living Room
- Kitchen with integrated appliances
- Two ground floor Double Bedrooms
- Contemporary Family Bathroom
- Underfloor heating to the ground floor
- Custom made blinds for windows and sky-lights
- Charming secluded garden
- Tucked away courtyard
- Gas central heating and double glazing
- An ideal "lock-up-and-leave"
- Perfect for first time buyers
- Secure gated development
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "B"
- Council Tax Band "B"



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