



Lear Park, Cullompton, EX15 2JS

Having been recently re-decorated and re-carpeted, this detached family home offers a fantastic opportunity for those seeking a "move-straight-in" family home with double garage, rarely available in Plymtree Village. The property nestles in a quiet cul-de-sac, close to the village amenities and Plymtree lies within easy reach of the M5 and Exeter. The ground floor accommodation comprises a spacious hall with storage, cloakroom, kitchen/breakfast room, utility room, conservatory/ potting shed, dining room/occasional bedroom, study and a spacious sitting room with log burner. Upstairs, two double bedrooms with fitted wardrobes, a further single bedroom and a family bathroom are to be found. Outside, the property really comes into its own, with extensive parking leading to a double garage and a particularly sunny aspect rear garden. An early viewing of this rarely available detached home in Plymtree comes highly recommended.

Asking Price £400,000



Situation and Amenities

Nestled in a small cul-de-sac a short distance from the village centre, with its public house, primary school and community run village shop. The nearby country town of Cullompton offers a range of high street shops including award winning Veyseys Butchers and Bakehouse Coffee Shop/Wine Bar and two supermarkets. The M5 facilitates rapid commuting north to the county town of Taunton and south to the cathedral city of Exeter and beyond. 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

- Detached family home recently re-decorated and re-carpeted
- Oil fired central heating and double glazing
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Dining Room/Downstairs Bedroom
- Study
- Generous Hall with storage
- Utility
- Cloakroom
- Conservatory/Potting Shed
- Three upstairs Bedrooms
- Family Bathroom
- Extensive driveway parking
- Double Garage
- Generous front garden
- Sunny rear garden
- 14 miles Exeter, 24 miles Taunton
- Tiverton Parkway Railway Station 11 miles
- EPC rating "D"
- Council Tax Band "D" - (East Devon District Council)
- Freehold
- *NO ONWARD CHAIN*



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