



St Andrews Lodge, Cullompton, EX15 1HE

This completely modernised home offers a wonderful opportunity for those seeking a centrally located and easy to maintain first home or buy to let investment. The property lies within easy reach of the town centre amenities and transport links. The ground floor accommodation comprises a hall, Cloakroom, utility cupboard and impressive kitchen/living room. Upstairs are two generous bedrooms and a stylish bathroom. Outside offers a hard landscaped and very private courtyard garden ideal for alfresco dining. An early viewing of this deceptively spacious property is strongly advised.

Asking Price £217,500



Description

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Situation and Amenities

Enjoying a peaceful tucked away setting just off the High Street close to shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), charming The Bake House and Lime Tree coffee shop/restaurants, 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

Completely renovated and spacious home
 Convenient central town location
 Gas central heating and double glazing
 Beautifully fitted Kitchen/living room
 Two Bedrooms
 Shower Room
 Courtyard garden
 Ideal for first time buyers and investors
 No onward chain!
 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 front door to

Spacious Hall with tiled flooring, radiator, utility cupboard with one wall and one base mounted cupboard, wall mounted gas fired boiler, timber effect laminate worktop, space and plumbing for washing machine, tiled floor.

Cloakroom W.C., basin with storage beneath, obscure glass window, radiator, tiled floor, extractor fan.

Kitchen/Dining/Living Room a wonderful spacious family room with particularly high ceilings, stairs rising to first floor, understairs storage cupboard, stylish Kitchen with base and wall mounted units, integrated dishwasher, integrated fridge, oak worktop with inset four ring electric hob with oven beneath and extractor over, inset one and a half bowl stainless steel single drainer sink, mixer tap, timber effect laminate flooring to Kitchen area, carpet to Living Room, radiator, a further cupboard housing extra kitchen units and worktop space.



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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