



## Swallow Way, Cullompton, EX15 1GE

This detached coach house nestles in a convenient location, close to the development's open green space, ideal for dog walks and quick access into the town centre or M5. The accommodation comprises a spacious sitting/dining room, opening into a kitchen/breakfast room with breakfast bar, two double bedrooms and a family bathroom. Outside, the property benefits from a car port with a substantial store, further parking and a fully enclosed, low maintenance, garden. Ideally suited to first-time-buyers or investors, it is unusual to find a fully detached home in this price bracket.

**Asking Price £200,000**



**Situation and Amenities**

Conveniently located about half a mile from high street shops and supermarkets in the bustling town of Cullompton. The town also offers two primary schools, secondary school, two doctors surgeries, sports centre, community centre, library and the highly regarded Padbrook Park leisure centre. The M5 passes the town and facilitates rapid commuting south to the Cathedral City of Exeter and north to the County Town of Taunton. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as Area of Outstanding Natural Beauty. The stunning National Parks of Dartmoor and Exmoor together with north and south Devon coastlines all within a modest car journey.

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



**Bullet Points**

- Well presented detached coach house
- Stylish Kitchen
- Spacious Living Room
- Two double Bedrooms
- Bathroom
- Carport and parking
- Hard landscaped garden
- Gas central heating and double glazing
- Ideal first time buy or investment property
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating - C
- Council Tax Band "B"
- Freehold

**On The Ground Floor**

- Part glazed front door to
- Hall radiator, stairs rising to first floor.



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

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