



Sycamore Close, Cullompton, EX15 2CH

This well presented and comparatively modern semi-detached home comes to the market, having undergone a programme of refurbishment by the current owners. Nestled at the end of a small cul-de-sac and within easy reach of village amenities and excellent transport links. The ground floor accommodation comprises a spacious sitting room and recently refitted kitchen/breakfast room, whilst upstairs, two generous bedrooms and a shower room are to be found. Outside, the property really comes into its own, with a surprisingly generous garden, driveway parking and unusually, for a property of this type, a single garage. An early inspection is strongly advised for those seeking a well presented and easy to run home in a quiet, yet accessible location.

Asking Price £230,000



Situation and Amenities

Just a short walk from village amenities including Co-Op, village hall with tennis courts and the thriving Willand primary school. A more extensive range of shops is offered by the nearby country town of Cullompton with its High Street shops, two supermarkets, library, secondary schooling and sports 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 spectacular 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**

Well presented semi detached home
Popular tucked away cul-de-sac location
Close to village amenities
Recently refitted Kitchen/Breakfast Room
Spacious Sitting Room
Two good sized Bedrooms, one with fitted wardrobes
Shower Room
Driveway
Single Garage
Good size garden
Ideal for first time buyers and investors
16 miles Exeter, 17 miles Taunton
Tiverton Parkway Railway Station 3 miles
EPC rating "D"
Council Tax Band "B"
Freehold

On The Ground Floor

Part glazed composite front door to

Hall with stairs rising to first floor, radiator.

Sitting Room a lovely bright room with outlook to the front, radiator.

Kitchen/Breakfast Room having been recently refitted in a contemporary style with a generous array of both wall and base mounted cupboards, space and plumbing for washing machine, laminate worktop with inset induction hob with oven beneath, inset single drainer sink, mixer tap, wall mounted gas fired boiler, space for dining table, door to rear garden, understairs storage cupboard/pantry, radiator, timber effect flooring.



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