



## High Street, Cullompton, EX15 1UZ

This modern apartment is situated in a recently constructed block, just off the town centre in a very convenient setting for local amenities and transport links. The accommodation comprises an open plan kitchen/dining/living room, a double bedroom with built-in wardrobes and a shower room, and is warmed by electric heating and double glazing. Outside, the property benefits from a sunny aspect, gravelled communal garden/bin store area. An early inspection is strongly advised for those seeking a more affordable first time home or buy-to-let investment.

**Asking Price £125,000**



#### Description

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#### Situation and Amenities

Enjoying a peaceful tucked away setting 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

Recently constructed town centre apartment  
 Stylish modern layout  
 Electric heating and double glazing  
 Open plan Kitchen/Dining/Living Room  
 Double Bedroom  
 Modern Shower Room  
 Communal garden and bin store  
 15 miles Exeter, 18 miles Taunton  
 Tiverton Parkway Railway Station 6 miles  
 EPC rating "B"  
 Council Tax Band "A"  
 Leasehold

#### Lease Details

Length of Lease - 125 years  
 Lease start date - 1/1/2019  
 Years Remaining - 118  
 Service Charge - the last payment was £500p.a.  
 Ground Rent - £150 per annum

#### On The Ground Floor

Part glazed Communal Entrance to  
 Hall stairs 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