



Cambridge  
Way, Cullompton,  
EX15 1GG

This superbly presented detached family home nestles in a fabulous location backing onto a small copse of trees creating a wonderfully private aspect for a modern housing estate. Located within easy reach of the town's amenities and M5 the house is ideal for those looking to commute for work. The ground floor accommodation comprises, a spacious hall with cloakroom, lovely sitting room, kitchen/dining/family room and a utility room. Upstairs the principal bedroom benefits from an ensuite while there are 3 further double bedrooms a family bathroom and a large landing. Outside the drive provides parking for two cars, the garage provides excellent storage and the garden is a real treat being very generous in size and remarkably private. An early viewing is highly advised.

**Asking Price £395,000**



**Situation and Amenities**

Enjoying a peaceful tucked away setting on this modern development 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**

Beautifully presented detached family home  
Quiet tucked away location.  
Generous plot backing onto a copse of trees  
Superb kitchen/dining/family room  
Generous sitting room  
Hall with cloakroom  
Utility room  
Principal bedroom with ensuite  
3 further double bedrooms  
Family bathroom  
Huge landing  
Driveway for 2 cars  
Single garage  
Wonderful private garden.  
15 miles Exeter, 18 miles Taunton  
Tiverton Parkway Railway Station 6 miles  
EPC rating "C"  
Council Tax Band "E"  
Freehold



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