



Church
Street, Cullompton,
EX15 1II

A wonderful restoration project in this highly desirable, central location, close to the historic Parish Church. Having been in the same family for many years, No. 3 Church Street now offers a superb renovation/restoration project, with its surprisingly generous accommodation, providing an impressive sitting room, dining room, kitchen/breakfast room, four bedrooms, ground floor bathroom, first floor W.C., garden room and mature garden with large garage and parking. An early viewing is essential for developers or D.I.Y. enthusiasts looking to create a lovely family home.

Asking Price £250,000

**Situation and Amenities**

Tucked away in this peaceful, secluded setting, close to the Parish Church, within a few minutes walk of High Street shops and supermarkets. The former small market town of Cullompton offers primary and secondary schooling, two doctors' surgeries, state of the art community centre, modern library 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 M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton, with both offering exceptional shopping facilities and an impressive range of independent schooling. The nearby Tiverton Parkway Station provides a rapid link with London (Paddington). The comparatively central Mid Devon location places the stunning 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

Exciting renovation project
Historic detached cottage
Convenient tucked away central location
Hall
Spacious Sitting Room
Dining Room
Kitchen/Breakfast Room
Garden Room
Ground Floor Bathroom and W.C.
Four Bedrooms
First floor W.C.
Large Garage and driveway parking
Surprisingly private established gardens
15 miles Exeter, 18 miles Taunton
Tiverton Parkway Railway Station 6 miles
EPC rating to be advised
Council Tax Band "E"
Freehold
NO ONWARD CHAIN



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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.