

Thorne Carter

& Aspen

EST 1971

At home in Town or Country

01884 33333



Parlour Mead, Cullompton, EX15 1GP

This beautifully presented modern home is offered for sale for the first time since new, the current owners having arranged their onward purchase. The property nestles in a quiet cul-de-sac on a popular new development within easy reach of the town centre amenities and M5 for commuting. The ground floor accommodation comprises a hall with cloakroom and storage, fitted kitchen and spacious living room. On the first floor, the principal bedroom benefits from an en-suite shower room, whilst there are two further bedrooms and a family bathroom. Outside, designated parking for two vehicles and a sunny aspect rear garden complete the property. An early viewing is highly recommended for those seeking a low maintenance modern home.

Asking Price £245,000

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Situation and Amenities

Enjoying a peaceful tucked away cul-de-sac 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

Well presented modern mid-terrace home

Quiet cul-de-sac location

Lovely Kitchen

Spacious Living Room

Hall with Cloakroom and storage

Principal Bedroom with En-Suite

Parking for two cars

Sunny aspect garden

Gas central heating and double glazing

15 miles Exeter, 18 miles Taunton

Tiverton Parkway Railway Station 6 miles

EPC rating "C"

Council Tax Band "C"

Freehold

On The Ground Floor

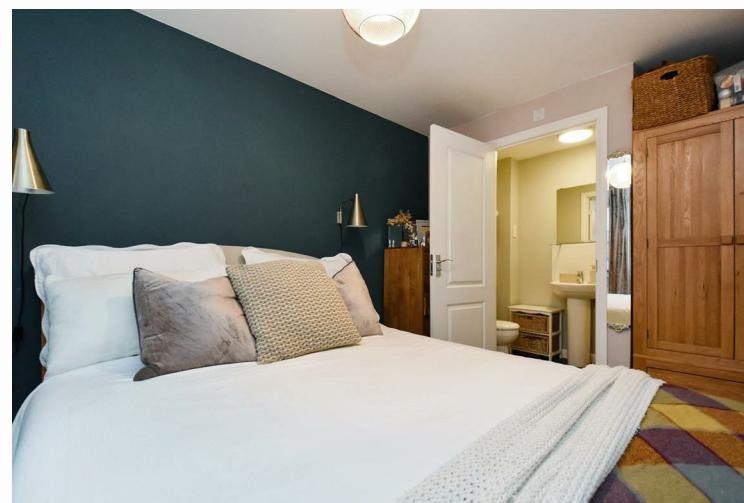
Part glazed front door to

Hall with stairs rising to first floor, radiator.

Cloakroom with close coupled W.C., pedestal basin, extractor fan, timber effect flooring, radiator, cloaks cupboard.

Kitchen fitted in a stylish array of both wall and base mounted cupboards, one housing gas fired boiler, space and plumbing for washing machine and dishwasher, laminate worktop with inset gas hob, extractor over, inset stainless steel single drainer sink, tall housing with oven/grill, space for fridge/freezer, outlook to the front, timber effect flooring, radiator.

Living Room a very spacious family room spanning the entire width of the house, French doors opening out to rear garden, access to understairs storage cupboard, two radiators.



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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.