



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 £380,000



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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