



Langlands
Road, Cullompton,
EX15 1TE

This nicely presented 3 bed home comes with gas CH & double glazing. The ground floor accommodation comprises a spacious sitting/dining room and fitted kitchen, whilst upstairs, three bedrooms, two with fitted wardrobes and a stylish shower room are to be found. Outside, a surprisingly generous garden offers scope for the growing family, on street parking at the front of the property.

Council Tax Band: B, Deposit: £1326, this is available for a long let. EPC Rating: C.

£1,150 PCM



- Council Tax Band: B
- Deposit: £1326
- Long Term Let
- Holding deposit: £265
- Walking Distance into town centre
- Gas Central Heating
- Lovely kitchen
- Enclosed rear garden

Situation and Amenities

A moderate level walk to the centre of the town and all its amenities including restaurants, shops, supermarkets, churches and a choice of pubs, sports hall, library and community centre. The M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The spectacular National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines are all within a modest car journey.

Bullet Points

Well presented mid terraced home
 Popular residential location
 Ideal for quick access to town centre and M5
 Spacious Sitting/Dining Room
 Modern fitted Kitchen
 Three Bedrooms
 Stylish Shower Room
 Surprisingly generous 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 "B"

Buying an investment? Please contact our lettings department on
01884 33333



On The Ground Floor

UPVC front door to

Hall radiator, stairs rising to first floor.

Sitting/Dining Room a lovely spacious "through" room with large picture window overlooking the front, sliding patio doors to rear, radiator, access to understairs storage cupboard with shelving, newly carpeted and decorated.

Kitchen fitted in a stylish modern range of base mounted cupboards with integrated fridge, integrated washing machine, one wall mounted cupboard housing gas fired boiler, timber worktop with inset single drainer sink, mixer tap, inset four ring gas hob with extractor over and oven beneath, door to rear garden.

On The First Floor

Landing with access to loft, airing cupboard with slatted shelving.

Bedroom 1 a double room with outlook to the front, radiator, fitted wardrobe with sliding doors.

Bedroom 2 another good size room with outlook to the rear, fitted wardrobe, radiator.

Bedroom 3 a single room with outlook to the front, radiator, fitted overstairs storage cupboard.

Shower Room recently refitted with close coupled W.C., pedestal basin, large shower tray with glass surround, electric shower, part tiled walls, obscure glass window.

Outside

To the front of the property is a surprisingly generous front garden, which has been predominantly laid to lawn with a pathway leading to the front door. The rear garden is surprisingly generous in size and comprises an area of patio, ideal for alfresco dining and entertaining, whilst the rest of predominantly laid to lawn with a pathway leading to the rear pedestrian access. There is also a Timber Garden Shed. The whole is fully enclosed by perimeter fencing, creating a safe environment for both children and pets. An abundance of on-street parking is available outside the property.

Services

The Vendors have advised of the following, and it is advised to check all this information prior to viewing:-

Main electricity, water, gas and drainage



11 High Street
Cullompton
Devon
EX15 1AB
T: 01884 33333
After Hours: 07802 448363
E: 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