



## Maple Close, Cullompton, EX15 2SP

This spacious family home was built in the 1980's by renowned builder Magnus Homes South West, and offers comfortable family accommodation with scope to update and improve, whilst nestling at the end of a popular cul-de-sac, close to amenities and the primary school. The ground floor accommodation comprises a hall with cloakroom, spacious sitting room, conservatory, fitted kitchen, utility room and a dining room. Upstairs, two double bedrooms offer fitted wardrobes, whilst there are two smaller bedrooms, with one being used as an office, and a shower room. Outside, the property takes in a particularly generous plot, whilst being remarkably private, backing onto a small copse of trees. There is also a wide driveway and a single garage. An early viewing of this excellent family home in a very popular location is strongly advised.

**Asking Price £375,000**





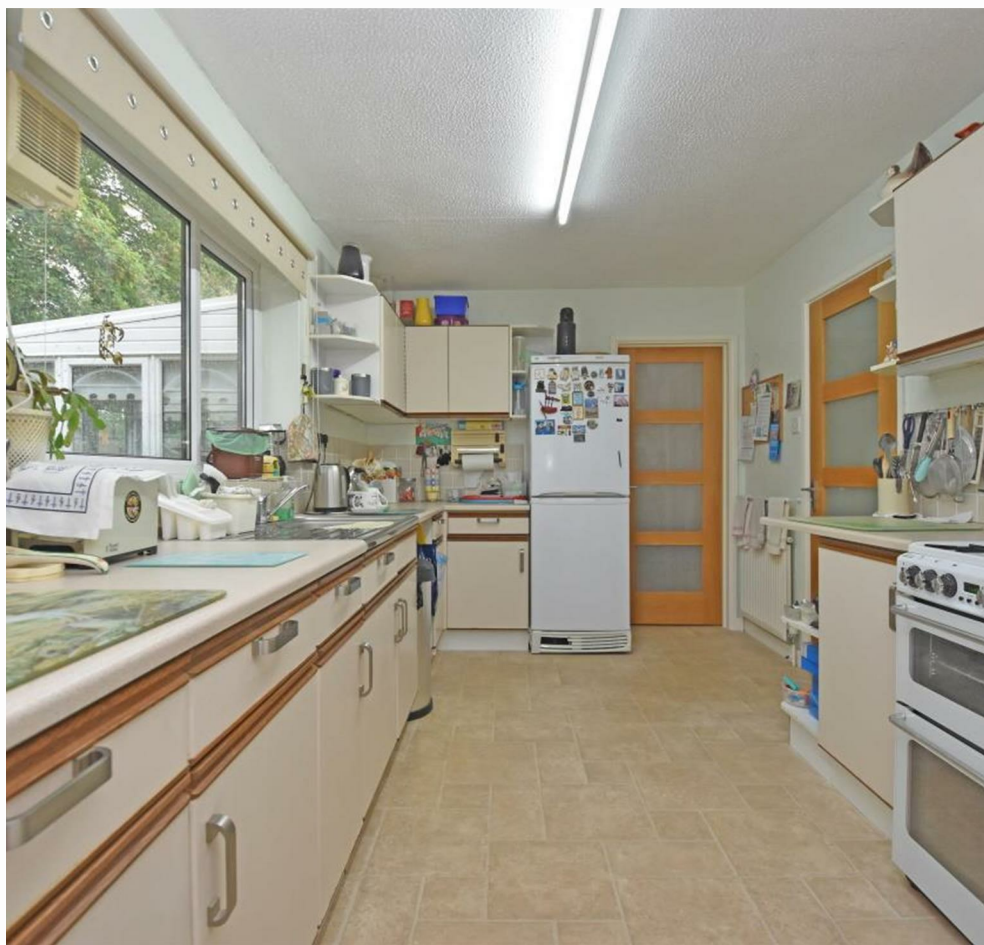
#### Description

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#### Situation and Amenities

Just a short walk from village amenities including Co-op, village hall with tennis courts and the thriving Willand primary school. A more extensive range of shops is offered by the nearby country town of Cullompton with its High Street shops, two supermarkets, library, secondary schooling 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 comparatively central Mid Devon location places the spectacular 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

Traditionally built family home  
 Gas central heating and double glazing  
 Spacious Sitting Room  
 Fitted Kitchen  
 Hall and Cloakroom  
 Utility Room  
 Large Dining Room  
 Two double Bedrooms with fitted wardrobes  
 Two further Bedrooms  
 Shower Room  
 Generous plot  
 Incredibly private garden  
 Driveway parking  
 Single Garage  
 Photovoltaic array  
 16 miles Exeter, 17 miles Taunton  
 Tiverton Parkway Railway Station 3 miles  
 EPC rating "D"  
 Council Tax Band "D"  
 Freehold





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