



Elizabeth
Road, Cullompton,
EX15 17E

Fossil fuel free family home! A wonderful opportunity to acquire this “nearly new” family home, recently constructed by Taylor Wimpey to the ever popular Manford design, which is the biggest four bedroom property on the Culm Valley Park development. The current owners have greatly increased the property’s energy efficiency with the recent installation of twenty solar panels, bringing in an income, two tesla powerwall storage units and an air source heat pump, now EPC A. The property nestles on the outskirts of town, whilst being within easy reach of the town’s amenities and M5 for commuting. The ground floor accommodation comprises a generous entrance hall with cloakroom, study for those wishing to work from home, generous sitting room and a beautiful kitchen/ dining/family room. Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite, whilst there are three further double bedrooms and a contemporary family bathroom. Outside, the long driveway leads to a single garage, whilst there is also an electrical vehicle charging point, and the rear garden is surprisingly generous in size. An early viewing of this “move straight in” family home is strongly recommended.

Asking Price £450,000



Situation and Amenities

A short 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.

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

**Bullet Points**

Fossil fuel free family home
Beautifully presented "nearly new" detached home
Lovely new development built by Taylor Wimpey
Potential to run electric vehicles for little to no cost
Stunning open plan Kitchen/ Dining/Family Room
Spacious Sitting Room
Study/5th Bedroom
Cloakroom
Generous Hall and Landing
Principal Bedroom with En-suite and fitted wardrobes
Three further generous Bedrooms (two with wardrobes)
Stylish Family Bathroom
Long driveway and Single Garage
Surprisingly generous rear garden
Air source heat pump and double glazing
Remainder of NHBC Warranty
10KW solar system (20 panels)
Export generation of up to £250 pcm
2x Tesla Powewall battery storage
20 miles Exeter, 16 miles Taunton
Tiverton Parkway Railway Station 4 miles
EPC rating "A"
Council Tax Band "E"
Freehold



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