



Trafalgar Court, Clay  
Lane, Cullompton,  
EX15 3YI

This lovely bright and airy first floor flat is approached from the main entrance and car park, being on the same level and thus requiring no stairs for access. The flat has recently been completely renovated and is now presented in a "better than new condition" and absolutely ready to move into. The property enjoys the use of facilities such as residents' lounge, laundry room, communal gardens and car park and is offered for sale with no onward chain.

Asking Price £65,000



#### Description

This lovely bright and airy first floor flat is approached from the main entrance and car park, being on the same level and thus requiring no stairs for access. The flat has recently been completely renovated and is now presented in a "better than new condition" and absolutely ready to move into. The property enjoys the use of facilities such as residents' lounge, laundry room, communal gardens and car park and is offered for sale with no onward chain.

#### Situation and Amenities

Tucked away off Ashley Road within about 100 meters of the Village Square with its convenience store and frequent bus services to the nearby town of Cullompton and further afield to Exeter and Tiverton. The country town of Cullompton provides High Street shops, two supermarkets, library and M5 intersection, facilitating rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. 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

Comprehensively renovated retirement flat  
 Night storage heating  
 Hall with storage  
 Sitting/Dining Room  
 Superb re-fitted Kitchen  
 Bedroom  
 Superb stylish re-fitted Shower Room  
 20 miles Exeter, 16 miles Taunton  
 Tiverton Parkway Railway Station 4 miles  
 EPC rating "C"  
 Council Tax Band "A"  
 Leasehold  
 NO ONWARD CHAIN

Lease Details:  
 125 Year Lease granted in 2000  
 Ground Rent - £225 p.a.  
 Service Charge - £255 pcm



11 High Street  
Cullompton  
Devon  
EX15 1AB  
T: 01884 33333  
**After Hours:** 07802 448363  
E: [enquiries@thornecarterandaspen.co.uk](mailto: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