



## , Cullompton, EX15 2NF

This wonderful, detached family home, believed to have been constructed in 1990, and enjoys a fantastic, mature setting, surrounded by its own large country gardens. The versatile accommodation benefits from UPVC double glazing and oil fired central heating, with the ground floor accommodation comprising a fitted kitchen/breakfast room, large sitting/dining room with central log burning stove, study/snug, utility room and a generous hall with downstairs shower room. Upstairs is an excellent principal bedroom with wardrobes, a fabulous outlook and ensuite, whilst there are three further double bedrooms and a refitted family shower room. The mature gardens are an absolute delight, and further enhanced by the private driveway parking and double garage with loft room. An early inspection of this exceptional, modern village home within easy reach of the M5 and Exeter is strongly recommended.

## Asking Price £650,000





#### Description

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#### Situation and Amenities

Nestled in a mature setting, backing onto farmland on the outskirts of this popular village, with its Ofsted rated "good" primary school and community run Five Bells Public House, the village offers a wonderful rural feel and friendly community, whilst being within easy reach of Exeter and transport links. The nearby country town of Cullompton offers High Street shops, and two supermarkets, together with the M5 intersection, facilitating 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 comparatively central Mid Devon location places the stunning 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

- Impressive detached village home
- Oil central heating and double glazing
- Impressing Sitting/Dining Room
- Generous Hall with downstairs Shower Room
- Study/Snug
- Country Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom with wardrobes and En-Suite
- Three further generous Bedrooms
- Family Shower Room
- Large mature country gardens
- Double Garage with Loft Room
- Driveway parking
- Oil fired central heating
- 14 miles Exeter, 23 miles Taunton
- Tiverton Parkway Railway Station 10 miles
- EPC rating "E"
- Council Tax Band "F"





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

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