

0188433333



High Street, Cullompton, EX15 1UZ

This modern apartment is situated in a recently constructed block, just off the town centre in a very convenient setting for local amenities and transport links. The accommodation comprises an open plan kitchen/dining/living room, small study nook, a double bedroom with built-in wardrobes and a shower room, and is warmed by electric heating and double glazing. Outside, the property benefits from a sunny aspect, gravelled communal garden/bin store area and a parking space. An early inspection is strongly advised for those seeking a more affordable first time home or buy-to-let investment.

# Asking Price £130,000

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#### Description

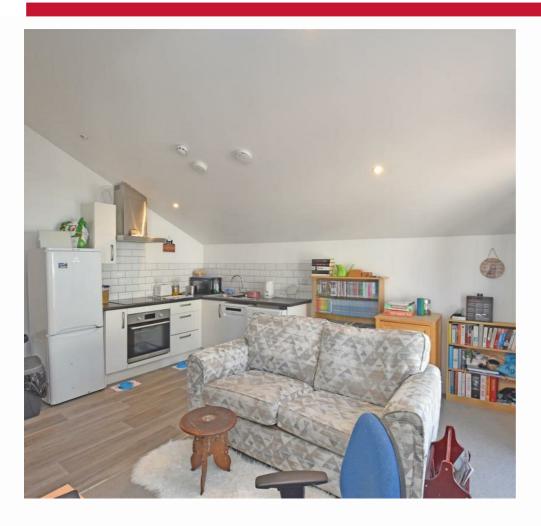
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#### Situation and Amenities

Enjoying a peaceful tucked away setting within easy reach of High Street shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), award winning coffee shop (The Bake House), a modern library, sports centre and community 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 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**Recently constructed town centre apartment

Stylish modern layout Electric heating and double glazing Open plan Kitchen/Dining/Living Room Extra Study Area Double Bedroom Modern Shower Room Communal garden and bin store Single parking space 15 miles Exeter, 18 miles Taunton Tiverton Parkway Railway Station 6 miles EPC rating "B"
Council Tax Band "A" Leasehold

Lease Details

Lease Details
Length of Lease - 125 years
Lease start date - 1/1/2019
Years Remaining - 118 years
Service Charge - the last payment was £500p.a.
Ground Rent - £150 per annum

### On The Ground Floor

Fully glazed entrance door to Communal Hall with stairs rising to First and Second Floors.















11 High Street Cullompton Devon

EX15 1AB

T: 01884 33333

**After Hours:** 07802 448363

E: enquiries@thornecarterandaspen.co.uk