



## The New Cut, Cullompton, EX15 1HF

This charming and surprisingly spacious cottage enjoys a particularly secluded, peaceful setting just off the High Street, being approached from the small walkway off The New Cut. The accommodation is warmed by gas central heating, with the ground floor offering a kitchen/breakfast room, dining room, sitting room and ground floor bedroom with en-suite shower and patio doors opening onto the garden. Upstairs, two double bedrooms and a family bathroom are to be found. The large secluded gardens are a great feature with ornamental pond, greenhouse and useful outbuilding, providing a workshop and garden store. An early inspection is strongly recommended to those seeking a characterful, semi-detached home in a central, private location, with large garden.

**Asking Price £195,000**



#### Description

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#### Situation and Amenities

Enjoying a peaceful tucked away setting just off the High Street close to shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), charming The Bake House and Lime Tree coffee shop/restaurants, 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.

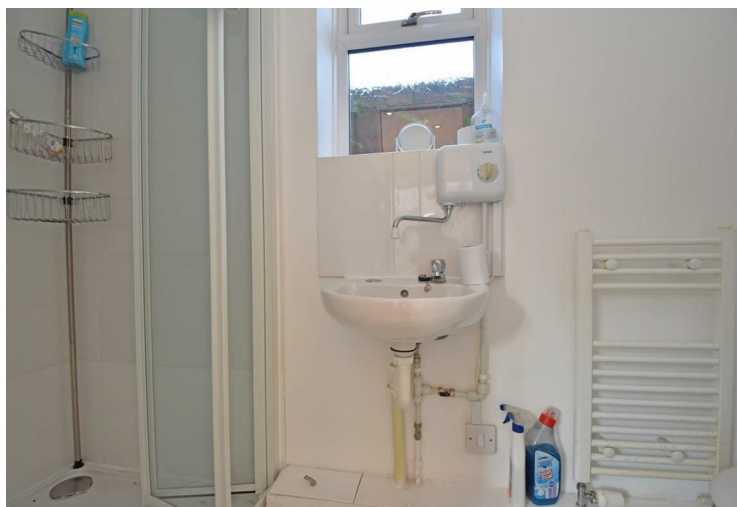
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01884 33333





#### Bullet Points

Tranquil central Cullompton location  
Gas central heating  
Hallway  
Kitchen/Breakfast Room  
Sitting Room  
Dining Room  
Ground Floor Bedroom with En-Suite Shower  
Two first floor double Bedrooms  
Family Bathroom  
Large established secluded gardens  
Greenhouse  
Workshop and Garden Store  
15 miles Exeter, 18 miles Taunton  
Tiverton Parkway Railway Station 6 miles  
EPC rating - E  
Council Tax Band "B"  
Freehold  
NO ONWARD CHAIN



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