

Thorne Carter

& Aspen

EST 1971

At home in Town or Country

01884 33333



Langlands
Road, Cullompton,
EX15 11F

This nicely presented home comes to the market with no onward chain and is ideal for both first-time-buyers or investors looking for a "move straight in" property. The ground floor accommodation comprises a spacious sitting/dining room and fitted kitchen, whilst upstairs, three bedrooms, two with fitted wardrobes and a stylish shower room are to be found. Outside, a surprisingly generous garden offers scope for the growing family, and an early inspection is highly advised.

Asking Price £217,500

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Situation and Amenities

A moderate 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**

Well presented mid terraced home
Popular residential location
Ideal for quick access to town centre and M5
Spacious Sitting/Dining Room
Modern fitted Kitchen
Three Bedrooms
Stylish Shower Room
Surprisingly generous garden
Gas central heating and double glazing
15 miles Exeter, 18 miles Taunton
Tiverton parkway Railway Station 6 miles
EPC rating TBC
Council Tax Band "B"
Freehold
NO ONWARD CHAIN

On The Ground Floor

UPVC front door to

Hall radiator, stairs rising to first floor.

Sitting/Dining Room a lovely spacious "through" room with large picture window overlooking the front, sliding patio doors to rear, radiator, access to understairs storage cupboard with shelving, newly carpeted and decorated.

Kitchen fitted in a stylish modern range of base mounted cupboards with integrated fridge, integrated washing machine, one wall mounted cupboard housing gas fired boiler, timber worktop with inset single drainer sink, mixer tap, inset four ring gas hob with extractor over and oven beneath, door to rear garden.



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