



**The
Malthouse, Cullompton,
FY15 1VV**

This newly constructed and highly individual home nestles in a remarkable tucked away, gated location close to the town centre amenities and M5 for commuting. The upside down accommodation comprises two generous bedrooms and a stylish bathroom on the ground floor, warmed by underfloor heating, whilst upstairs enjoys a magnificent open plan kitchen/dining/living room with vaulted ceiling, creating a wonderful sense of space. Outside, the easy to maintain garden is amazingly private and ideal for enjoying the early evening sun. An early viewing of this unique modern home is strongly advised for both first time buyers and those looking for a secure lock up and leave.

Asking Price £215,000

**Situation and Amenities**

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

Newly constructed town centre property
Charming characterful modern accommodation
Stunning vaulted first floor Kitchen/Dining/Living Room
Kitchen with integrated appliances
Two ground floor Double Bedrooms
Contemporary Family Bathroom
Underfloor heating to the ground floor
Custom made blinds for windows and sky-lights
Charming secluded garden
Tucked away courtyard
Gas central heating and double glazing
An ideal "lock-up-and-leave"
Perfect for first time buyers
Secure gated development
15 miles Exeter, 18 miles Taunton
Tiverton Parkway Railway Station 6 miles
EPC rating "B"
Council Tax Band "B"



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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.