



## Linnet Dene, Cullompton, EX15 1UF

Desirably located in this tiny cul-de-sac of only fifteen similar properties with gardens offering a surprising degree of privacy, whilst being only minutes from the High Street and Motorway intersection.

Asking Price £365,000

**Description**

Desirably located in this tiny cul-de-sac of only fifteen similar properties with gardens offering a surprising degree of privacy, whilst being only minutes from the High Street and Motorway intersection. This well proportioned, detached family house benefits from gas fired central heating and UPVC double glazing, with the ground floor comprising a generous hall with cloakroom, bright and airy sitting room, separate dining room and excellent family kitchen/breakfast room with a brick and UPVC conservatory to the rear, completing the ground floor layout. Upstairs, a generous principal bedroom with fitted wardrobes and en-suite shower room, together with three further bedrooms and a family bathroom, completes the accommodation. To the rear, the exceptionally secluded, entirely hard landscaped garden, offers a surprising degree of seclusion, whilst to the front, a paved driveway leads to the generous single garage.

**Situation and Amenities**

Enjoying a peaceful tucked away cul-de-sac 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

- Small popular cul-de-sac location
- Superior family design
- Gas central heating and UPVC double glazing
- Hall with Cloakroom
- Generous Sitting Room
- Separate Dining Room
- Family Kitchen/Breakfast Room
- Conservatory
- Principal Bedroom with En-Suite and fitted wardrobes
- Three further Bedrooms
- Family Bathroom
- Wide driveway parking
- Single Garage
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "C"
- Council Tax Band "E"



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