



Hele Road, Devon,  
EX5 4PE

This lovely modern home has recently undergone a degree of improvement with redecoration and new carpets and is now offered to market with no onward chain and ready to move straight in.

Asking Price £299,950



- Edge of Village Location
- Gas Central Heating
- Double Glazing
- Garage & Parking
- Garden
- 2 Double Bedrooms
- 1 Single Bedroom
- En-suite

#### Description

This lovely modern home has recently undergone a degree of improvement with redecoration and new carpets and is now offered to market with no onward chain and ready to move straight in. The location towards the edge of the Duchy Town of Bradninch is ideal for those looking to use the excellent transport links and amenities within the town. The ground floor accommodation comprises a hall with cloakroom, sitting room and kitchen/dining room. Upstairs, the principal bedroom offers fitted wardrobes and an en-suite, whilst there are two further bedrooms and a family bathroom. Outside, the garden takes in a remarkably private aspect and there is parking and a single garage. An early viewing of this lovely modern home is highly advised.

#### Situation and Amenities

The house is located within a short walk of the Post Office Stores and Duchy primary school with frequent bus service to Exeter and Cullompton with its range of High Street Shops and Supermarkets. Cullompton also offers secondary schooling, two doctors surgeries, library and sports 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 thriving Cathedral City of Exeter lies about 20 minutes to the south with its extensive High Street Shops, Princesshay Shopping Mall and many leisure pursuits. The comparatively central Mid Devon location places the spectacular National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

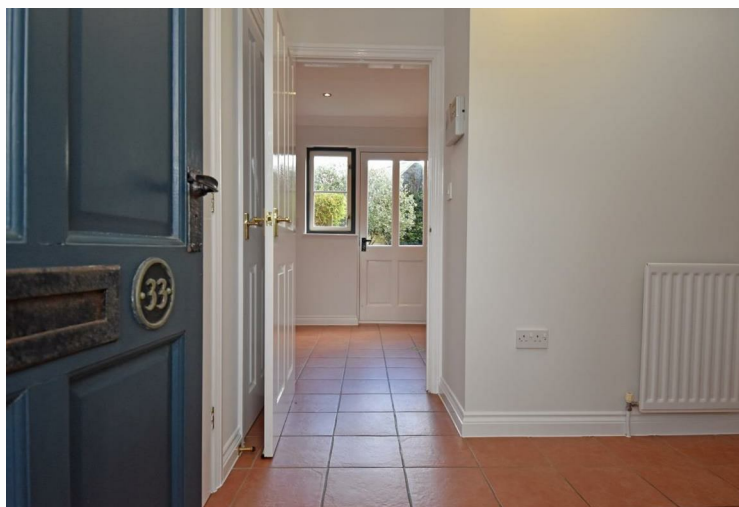
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01884 33333





#### Bullet Points

Well presented semi-detached home  
 Popular Duchy town location  
 Gas central heating and double glazing  
 Hall with Cloakroom  
 Kitchen/Dining Room  
 Sitting Room  
 Principal Bedroom with En-Suite and wardrobes  
 Two further Bedrooms  
 Family Bathroom  
 Driveway parking  
 Single Garage  
 Charming private garden  
 8 miles Exeter, 21 miles Taunton  
 Tiverton parkway Railway Station 8 miles  
 EPC rating "C"  
 Council Tax Band "C"  
 Freehold  
 \*NO ONWARD CHAIN\*



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