



Matilda Way, Cullompton, EX15 1ZD

This superbly presented semi-detached family home was built to the largest three bedroom design by Messrs Taylor Wimpey on this edge of town development. The popular location benefits from a more semi-rural feel with lots of open green space on site, yet still enabling quick access to the M5 for commuting. The ground floor accommodation comprises a generous hall with cloakroom, stunning kitchen/dining room and spacious sitting room on the ground floor. Upstairs, the principal bedroom benefits from a stylish en-suite, whilst there are two further double bedrooms and a family bathroom. The rear garden has been beautifully landscaped and takes in a south westerly aspect, whilst there is driveway parking to the rear and a further driveway space to the front which could be utilised with the grant of a drop curb. An early viewing of this immaculate home is strongly advised.

Asking Price £325,000



Situation and Amenities

A short 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

Beautifully presented, nearly new family home
 Remainder of NHBC Warranty
 Gas central heating and double glazing
 Stunning Kitchen/Dining Room
 Generous Hall with Cloakroom
 Spacious dual aspect Sitting Room
 Principal Bedroom with stylish En-Suite
 Two further double Bedrooms
 Contemporary Family Bathroom
 South West facing landscaped garden
 Driveway parking
 13 miles Exeter, 20 miles Taunton
 Tiverton Parkway Railway Station 7 miles
 EPC rating "B"
 Council Tax Band "C"
 Freehold

On The Ground Floor

Part glazed front door to

Generous Hall with stairs rising to first floor, cupboard housing meters, understairs storage cupboard, radiator, timber effect flooring.

Spacious Cloakroom with close coupled W.C., pedestal basin, timber effect flooring, extractor fan, radiator/towel rail.

Dual Aspect Sitting Room a lovely family room with French doors opening out to rear garden, two radiators, stylish panelled walls, timber effect flooring.

Kitchen/Dining Room fitted in superb contemporary units comprising both wall and base mounted cupboards, one wall mounted unit housing gas fired boiler, integrated dishwasher, integrated fridge/freezer, integrated washing machine, quartz worktops with inset four ring electric hob with extractor over, inset one and a half bow sink with mixer tap, tall housing with double oven and grill, plenty of space for family sized dining table, dual aspect, stylish tiled floor, radiator.



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