

63 St Andrews Estate

Cullompton, Devon, EX15 1HY

£189,950

Guide Price



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EPC D







- No onward chain, ready to occupy
- 3 bedrooms, two doubles and a single
- Kitchen/dining room, separate utility room
- Sitting room with distant views
- Family bathroom, downstairs cloakroom
- Large, enclosed lawn garden with shed
- uPVC double glazing and gas central heating
- Adjoining building plot opportunity, if required
- Walking distance to town centre and schools
- Quick access to M5 and bus links to Exeter



**Would you like to have a look?**  
**Contact our Cullompton office**  
**01884 32100**  
**[cullompton@seddons.com](mailto:cullompton@seddons.com)**



\*Watch the Video Tour\*

An end-terrace house, with a large garden, and also planning permission for an attached three-bedroom dwelling, if of interest. Either way, this is an ideal opportunity for first time buyers, a young family or developer.



The Property

Occupying an elevated position with superb views over the town and countryside beyond, this end-terrace house offers comfortable accommodation in a convenient location, a short step from the primary school and town's amenities.

The house is usually approached from the rear and the utility room/porch, ideal for shoes and coats and perhaps a dog. This room leads into the kitchen where a new gas boiler and radiator have been installed, with another new radiator in the sitting room beyond. The kitchen is functional but currently not fitted with an oven or hob as it is likely that the new owner will wish to replace the whole kitchen in their own taste, which has been reflected in the marketing price.

Upstairs, there are three bedrooms and the family bathroom, fitted with a white suite with a shower over the bath.

To the front and side of the property, there is an enclosed, paved and decked garden directly adjoining the house. Beyond, the other side of the footpath, there is a further, large, fenced garden, with a sunny aspect.

Agent's notes: this property has planning permission, granted by Mid Devon District Council (REF: 21/01931/FULL) for the erection of an attached three-bedroom dwelling beside it, with off road parking space, storage space for cycles, a bin store and garden. This would be an ideal opportunity for the buyer if a builder or with friends who are in the trades!

St Andrews Estate lies a moderate walk from the centre of Cullompton, which has a range of shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.



From the town, there is a popular walk through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes.

Cullompton is ideally placed for commuting, with quick access to Exeter via J28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations, to Paddington and London Waterloo, respectively. The 'Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport.

**Utilities** Mains gas, electricity, water, and drainage.

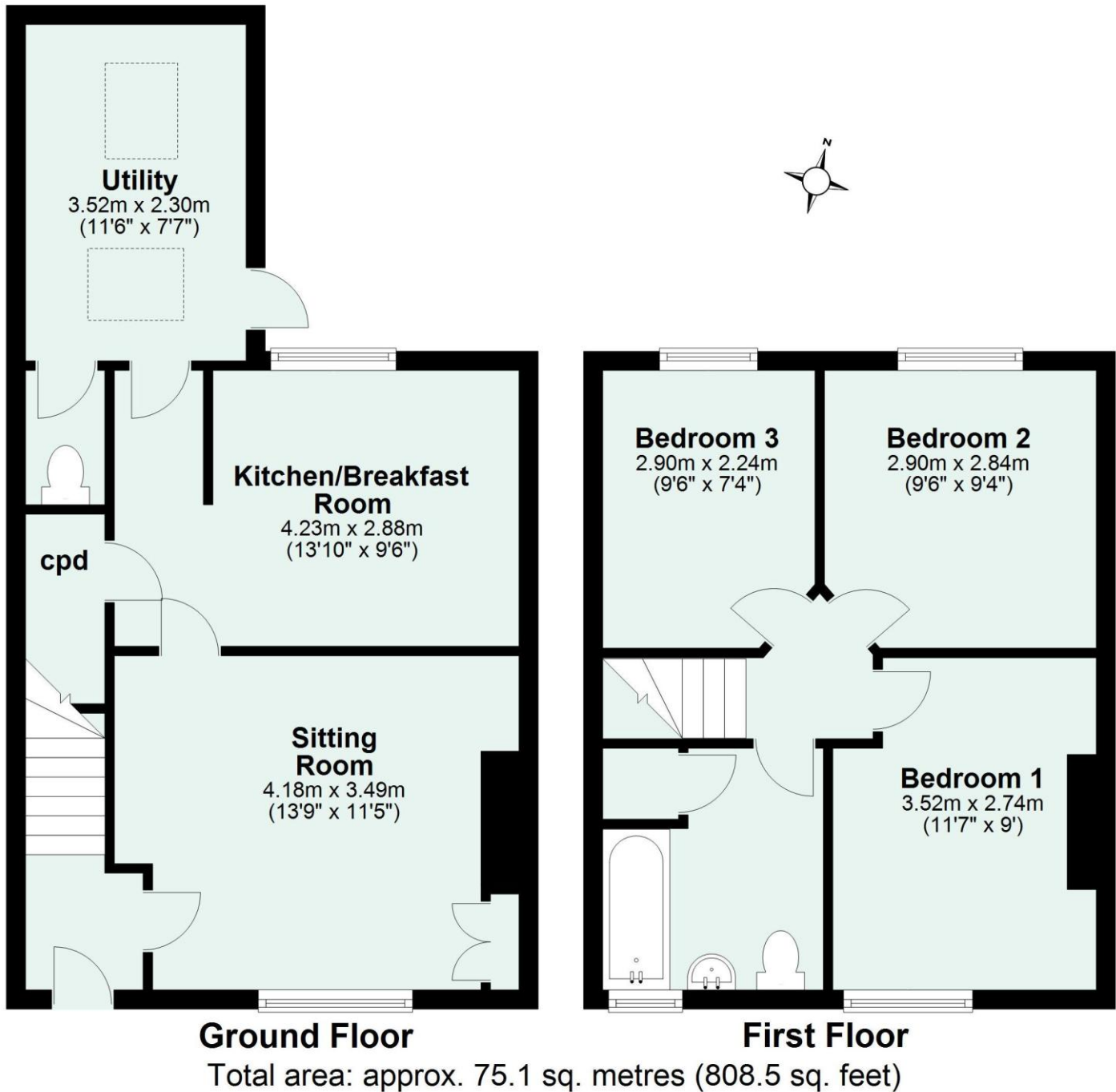
**Tenure** Freehold.

**Council Tax** Band B - Mid Devon District Council.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.