

12 Wheatfield Close

Cullompton, Devon, EX15 1RR

£400,000

Guide Price



 4

 3

 2

EPC C





- Spacious, c.143m²/1,536sqft
- 4 bedrooms, en suite shower room
- Sitting room with conservatory extension
- Kitchen/breakfast room
- Separate dining room
- Study/playroom
- Utility room and cloakroom
- Family bathroom with white suite
- Easy to maintain gardens, with side access
- Off street parking for 3-4 cars



Would you like to have a look?
Contact our Cullompton office
01884 32100
cullompton@seddons.com

A large, detached house, situated in a popular small close, a short walk from the local primary and secondary school. Quick access to the motorway and Tiverton Parkway station, ideal for commuting.



The Property

This superb, detached house occupies a prominent position in a small close, and offers generous, well-appointed accommodation.

The spacious living accommodation has a large sitting room, with a conservatory extension beyond, perfect for enjoying the established, garden. The kitchen/breakfast room is fitted with a classic style, with integral appliances, and space for a dining table. The separate dining room lies next door with space for a large table and chairs, or this room could be used as a large home office or playroom, if preferred. There is a useful cloakroom, and the garage has been converted to create a utility room, and an additional room which could be used as a study, or playroom.

Upstairs, there are four well-proportioned bedrooms, the principal room with an ensuite shower room, and from the landing, a family bathroom with white suite.

On approach to the house, there is front garden with adjoining parking area, for 3-4 cars. Paths lead either side to the rear enclosed garden, which has paved sitting areas and established shrubs and trees, and enjoys a sunny aspect.

Cullompton has a range of shops, including 'Veyseys' an award-winning butcher's, Costa, Tesco, Aldi and Home Bargains supermarkets, and popular eateries including, 'The Lime Tree' and 'The Bakehouse'. Other amenities include a contemporary health centre, library, community centre, established doctor's surgeries, 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 motorway 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 electricity, gas, water, and drainage.

Tenure Freehold.

Council Tax Band E - Mid Devon District Council.

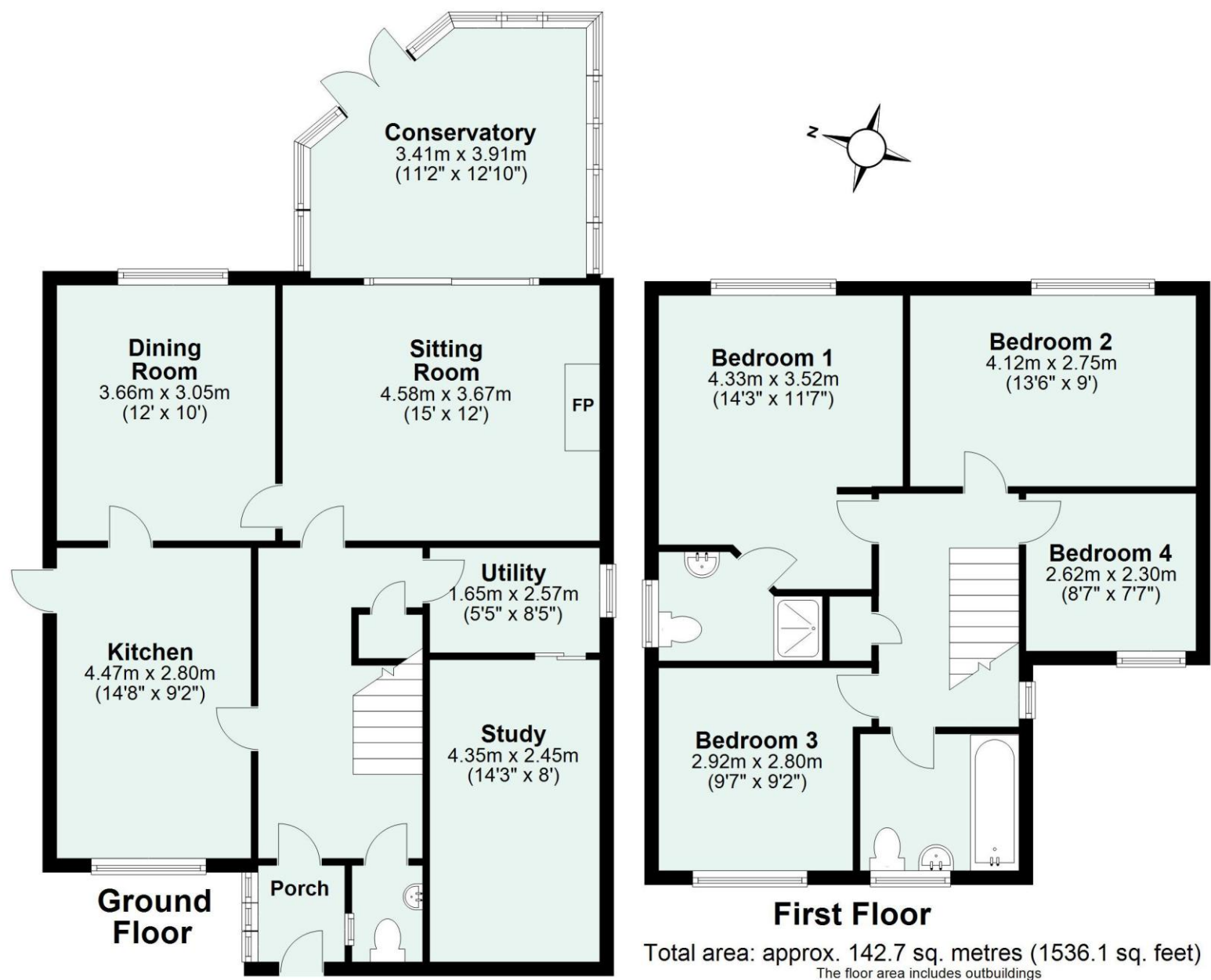
Directions

From Seddons' Cullompton office, proceed to the right through Fore Street and into Exeter Road. At the roundabout adjoining Padbrook Park, turn right into Swallow Way and first right into Fulford Drive. Turn first right into Wheatfield Close where you will see number 12 ahead of you.

Please see the floor plan for the dimensions. The internal photos were 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		83
(69-80) C	69	
(55-68) D		
(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.