

24 Longwool Run

Cullompton, Devon, EX15 1TY

£275,000

Asking Price



 3

 1

 2

EPC B





- Modern, semi-detached house
- 3 double bedrooms, two with en suites if required
- Principal bedroom suite with dressing area
- Large sitting/dining room overlooking garden
- White kitchen with integral appliances
- Downstairs cloakroom, first floor bathroom
- Gas central heating and uPVC double glazing
- Parking and garage, enclosed rear sunny garden
- Good local supermarkets and amenities
- Exeter and Taunton 20-30 minutes' drive



Would you like to have a look?

Contact our Cullompton office

01884 32100

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Watch the Video Tour

A spacious, modern, semi-detached house on the outskirts of Cullompton, with quick access to the town's amenities, Exeter and the motorway network. Easy parking, garage and enclosed, sunny garden.



The Property

This modern house offers spacious and versatile accommodation over three floors, built just over seven years ago on the popular Saxon Fields development, with a children's play park and footpath walks nearby.

On entering the property, the kitchen is to one side, fitted in a sharp white style, with quartz work surfaces and integral appliances, including a four ring gas hob, with oven below, extractor hood, full height fridge/freezer, dishwasher and washing machine. A useful dining bar has been fitted to one side, ideal for breakfast or a morning coffee. From the hallway, there is a cloakroom and stairs to the first floor. Beyond, the sitting/dining room is a welcoming room with plenty of space, a large built in cupboard, and a glazed, box bay offering great light and with patio doors to outside.

On the first floor, there are two double bedrooms, one of which has a door into the bathroom, so it could be used as an 'en suite'; this is in addition to the door from the landing, for other's use. The bathroom is fitted with a white suite with a shower over the bath and a glazed screen. The second floor bedroom suite is a large, double aspect room with a dormer window at one end and fitted wardrobes and 'Velux' windows at the other end, giving plenty of light. The en suite shower room has a large shower cubicle and white WC and wash basin.

The accommodation benefits from gas central heating and uPVC double glazing and is well insulated, in line with current building regulations, hence the good EPC rating. It is well appointed throughout and very comfortable, with some areas requiring some redecoration and a few remedial works, notably three new internal doors on the first floor.

Outside, there is convenient parking and a garage beside the house and a small front garden. The garage has good lighting and gives access to the rear garden, via a personnel door.

The rear garden is initially paved and gives way to a raised terrace of lawn with surrounding borders. The garden enjoys a south and westerly aspect with lovely sunshine for the best part of the day, ideal for evening barbecues and al fresco dining.



Longwool Run lies less than a mile from the town centre, which has a range of shops, including 'Veysey's' award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries 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.

Utilities Mains water, electricity, drainage and gas.

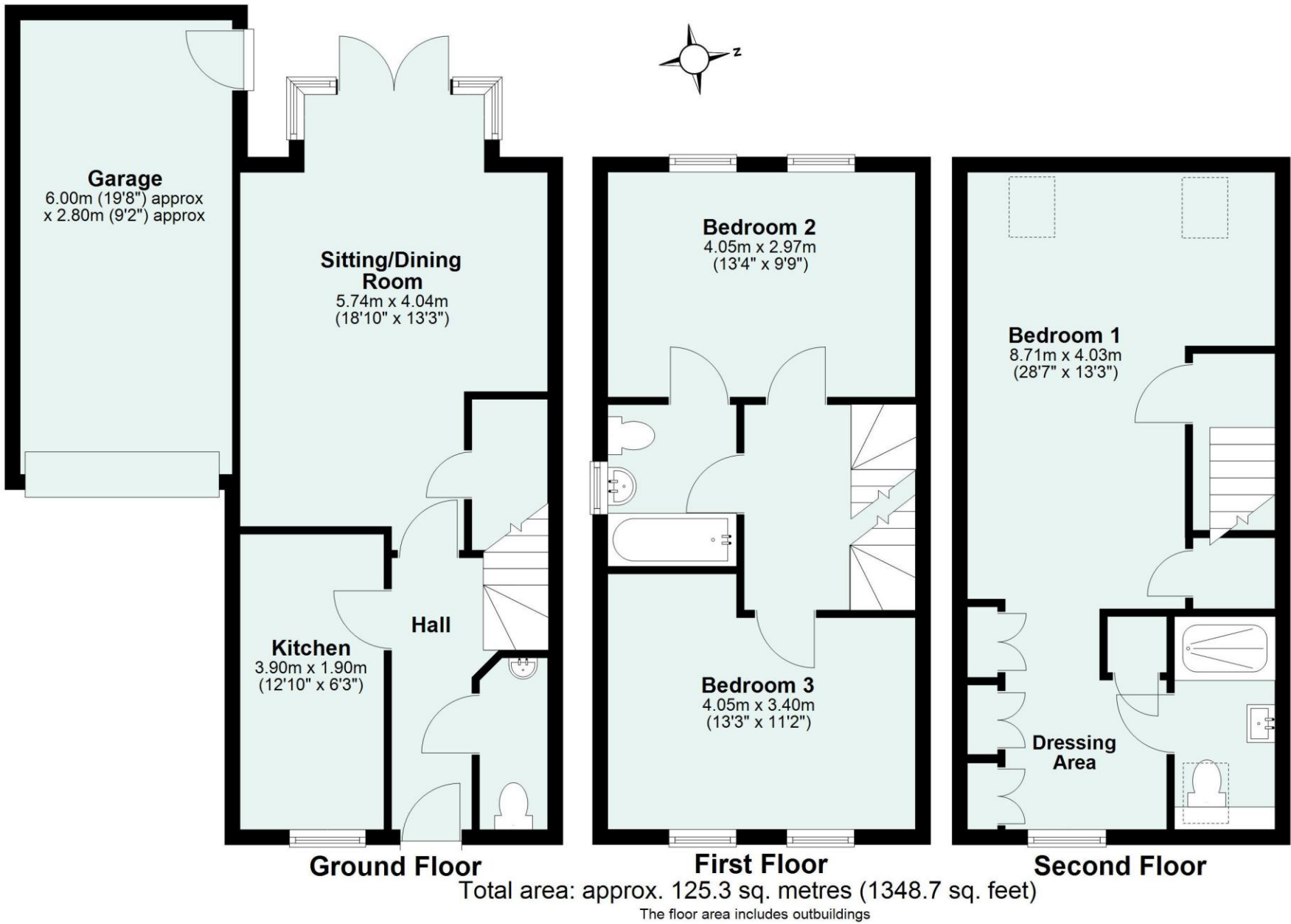
Tenure Freehold - Estate Management Charge: £TBC per annum

Council Tax Band C - Local Authority: 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)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Mortgage required?

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