

6 Plantagenet Drive

Cullompton, Devon, EX15 1XW

£350,000

Guide Price



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EPC D





- Large living/dining room
- Conservatory overlooking the garden
- Fitted kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Enclosed lawned garden
- Generous garage
- Driveway parking
- Gas central heating & double glazed throughout
- Well located for M5 and amenities



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

Watch the Video Tour

A spacious detached bungalow on a level plot in a very quiet and convenient position, close to amenities, public transport links and M5 access. No onward chain.



The Property

This modern brick built bungalow lies in an attractive position approached via a brick peered entrance with wrought iron fencing and overlooking a lovely old oak tree and lawn. It offers generous accommodation with an attractive walled rear garden and conservatory.

Entrance leads into the hallway with cloakroom. There is a well fitted kitchen/breakfast room with ample storage cupboards and space for a small table and chairs with a front aspect window.

To the rear is a spacious living/dining room with feature gas fireplace and patio doors leading into the conservatory which provides views over the garden and a door giving access.

There are two double bedrooms, one currently in use as a dining room and the other one with built in wardrobes and a generous single bedroom also with a fitted wardrobe and a family bathroom with a large walk-in shower and a white suite.

Outside to the rear, offers level lawned gardens, with mature flower borders and access into a generous sized garage.

To the front there is driveway parking and low maintenance front gardens.

Plantagenet Drive lies less than a mile from the centre of Cullompton and local shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways 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.

Locally, 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 London Paddington (in 2 hours) 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 water, electricity, drainage and gas

Tenure Freehold

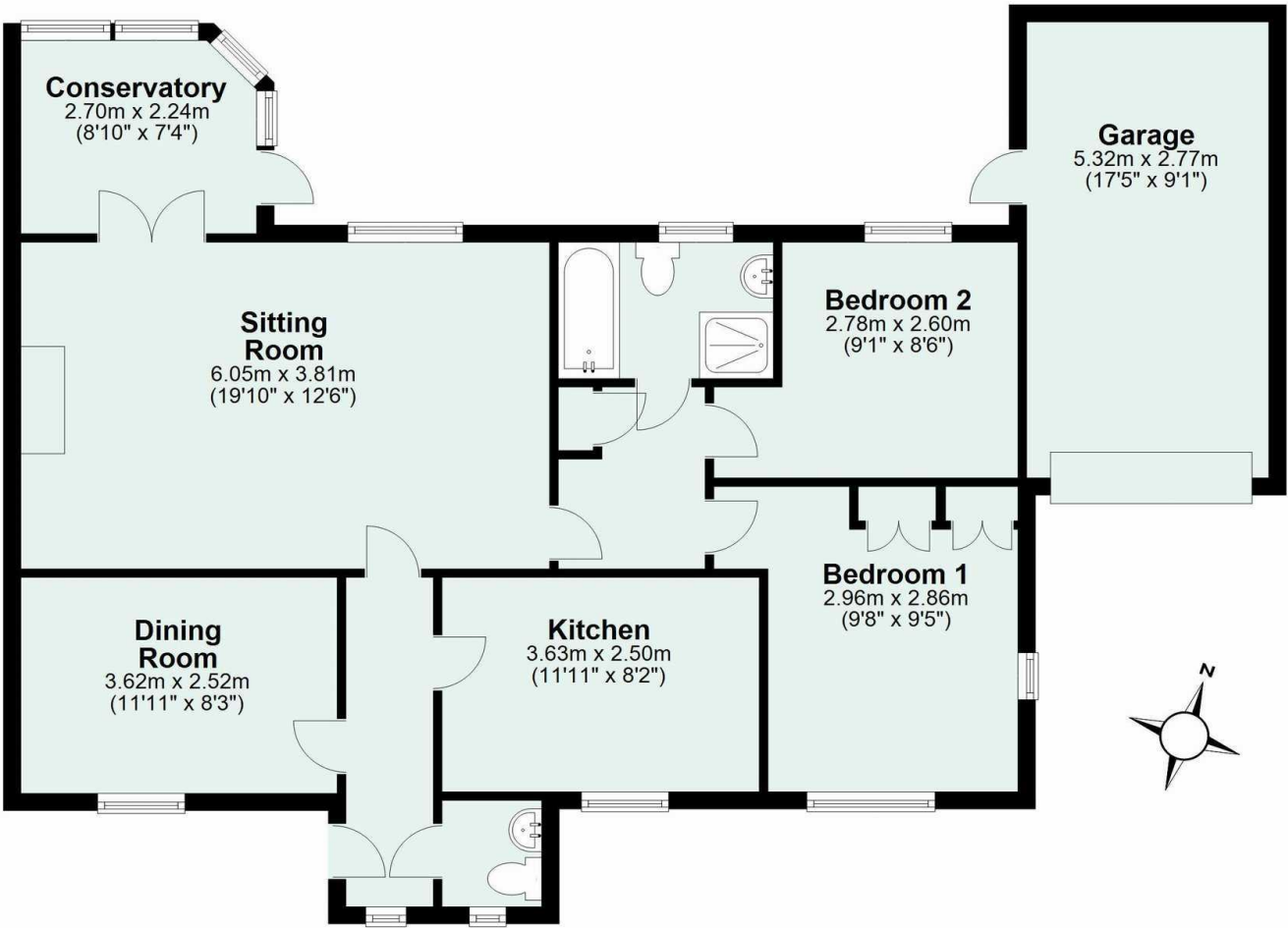
Council Tax Band D - Local Authority: Mid Devon District Council

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		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

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.