

11 New Street  
Cullompton, Devon, EX15 1HA

£235,000  
Guide Price



 4    2    1   EPC D







- Quality fitted kitchen
- Open plan dining room
- Utility room & downstairs cloakroom
- Separate living room
- Oak flooring downstairs
- Four spacious bedrooms
- En-suite to principal bedroom
- Family bathroom
- Off road parking space
- Small courtyard area for sitting out



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



A beautifully presented and deceptively spacious 4-bedroom home in the town centre with paved patio area and parking space. No onward chain.



The Property

This property offers extensive family accommodation and lies conveniently within easy reach of the Cullompton amenities.

Downstairs the kitchen is fitted with contemporary shaker style units with integral appliances with space for a large range style cooker and solid wood work surfaces. Solid oak flooring is fitted throughout the ground floor and to the rear of the kitchen the property benefits from a separate utility room and downstairs cloakroom.

Upstairs there are four generous bedrooms with an en suite shower room to the principal bedroom and family bathroom.

Outside to the rear of the house there is a paved patio area with room for a table and chairs and a parking space for one vehicle.

Cullompton 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.

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, water, electricity & drainage

Tenure Freehold

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

Agent's note: the property is believed to include cob and stone within the walls, externally rendered, under a pitch fibre slate roof.

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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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## 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.