



12 Exmoor Way, Cullompton, EX15 1TU
£445,000

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Presented to an exceptional standard throughout, this four bedroom detached home sits within a quiet position on the edge of a popular David Wilson development. With a recently refitted, open plan kitchen/diner, a garage and a lovely landscaped garden, this property ticks every box for the perfect family home - viewing is highly recommended, you won't want to leave!



Description

Built by David Wilson in 2017 and therefore benefiting from its remaining NHBC warranty, this four bedroom house is situated within a quiet spot on the edge of this popular development, with very little passing traffic. With bridleways and footpaths within walking distance, plus the centre of Cullompton not too far away, the location of this home is ideal - The perfect mix of town and country living.

To the front of the house, the pathway to the front door is flanked by a lovely planted front garden in front of the bay window. The driveway, to the other side, offers parking for two cars and ends at the garage providing an up-and-over door and benefiting from power and lighting. The front door opens into a spacious entrance hallway with a straight flight of stairs to the first floor. Engineered hardwood flooring has been recently laid throughout the ground floor - the continuity is flawless! On the right, a door leads through to the lounge. Spacious in size with plenty of floor-space for a large lounge suite and flooding light through the bay window to the front, this room is so inviting - the perfect spot for watching TV, reading and playing games.

The kitchen/diner spans the width of the property across the rear and really is the hub of this home. Pristine white wall and base units are complemented perfectly by the marble effect counters above. A central island offers seating for two under the breakfast bar. Fully integrated appliances are hidden within, offering a dishwasher and a fridge freezer, plus bin storage and a large pull-out larder. In stark contrast, the gloss black range cooker ties the black sink and handles of the units perfectly. The units are carried through to the utility with more storage units, an integrated washing machine and space for a tumble dryer. The dining area offers plenty of space for a large table and chairs. Double doors open out to the fully enclosed garden from here. The downstairs cloakroom finishes the space, comprising of a WC and hand basin and has been beautifully decorated with white subway wall tiles and floral wallpaper.

Upstairs, the property offers four good size bedrooms. Bedroom 1 is a very large double and benefits from an en-suite shower room which has been decorated with beautiful teal coloured tiles, full length within the shower enclosure. The remaining three bedrooms - all of which are a good size are served by the main family bathroom, tastefully tiled in warm brown with a white suite including a shower over the bath.

Outside, the garden is mostly laid to lawn with a boarder laid to patio slabs. To the rear, an area of raised decking has been added by the current owners which enjoys much of the sun and incorporates a space for a table and chairs and a reinforced space for a hot tub, sheltered by a matching pergola.

Services, Council Tax & Tenure

Mains gas, electricity, water and drainage. Council tax band D.

The vendor has advised they pay an annual open space charge of £247.

Freehold tenure.

Cullompton

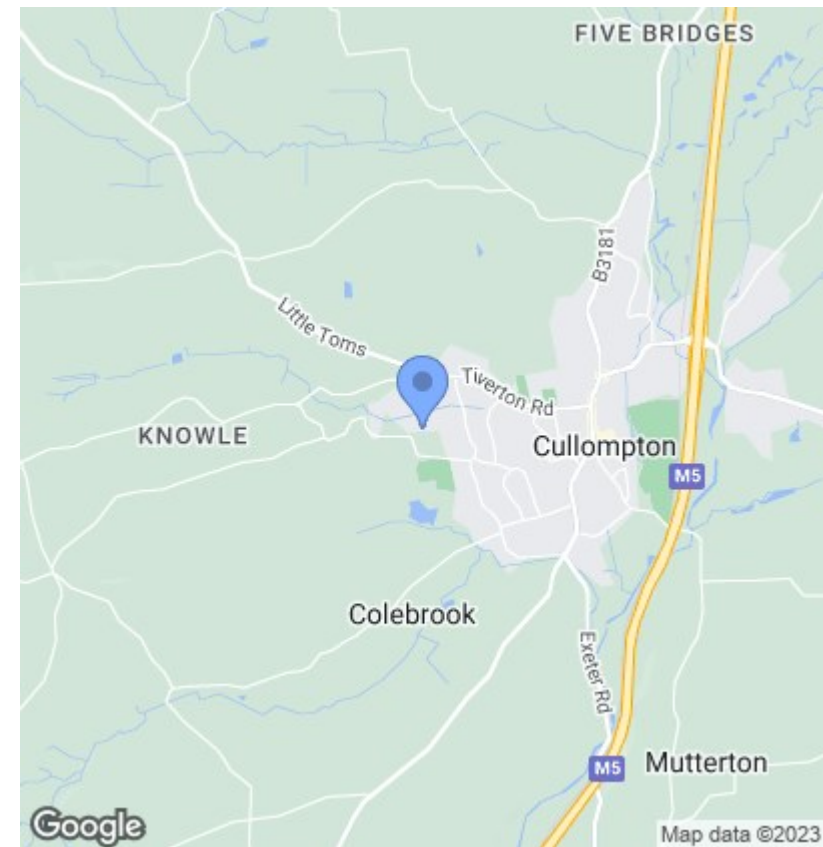
Cullompton is a market town in Mid Devon with a wide range of amenities with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the M5 accessible from here via junction 28.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



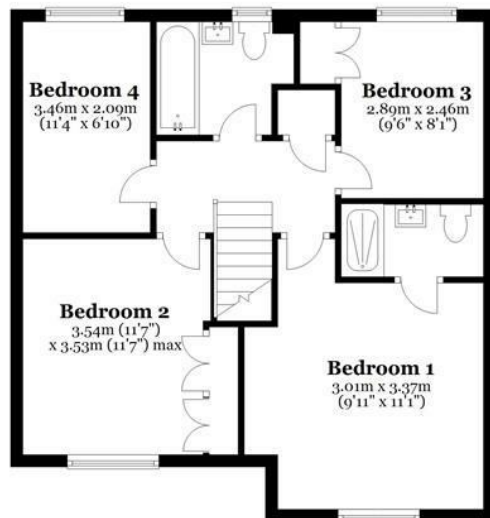




Ground Floor



First Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.