



Guide Price £310,000

3 Bedroom Semi-Detached House for sale  
16 Matilda Way, Cullompton





## Overview

Welcome to '16 Matilda Way' located within the market town of Cullompton.

This immaculate semi-detached property is within easy reach of the town centre and boasts 3 generous bedrooms providing ample space for a growing family.



## Key Features

- 3D VIRTUAL TOUR AVAILABLE - CALL or EMAIL
- NO ONWARD CHAIN
- TAYLOR WIMPEY 'BYFORD' - CULM VALLEY DEVELOPMENT
- MODERN 3-BEDROOM SEMI
- REMAINDER OF NHBC WARRANTY
- MEDITERRANEAN STYLE GARDEN
- GARDEN ROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- PREMIUM SEARCH PACK INCLUDED
- EARLY VIEWING ADVISED - CALL NOW OR BOOK ONLINE









## ON ARRIVAL

This excellent example of the 'Byford' Taylor Wimpey built home is situated within the highly sort-after 'Culm Valley' development. Arriving at your next home you will notice this brick-built property has great curb appeal, with the small front garden being bordered by a mature shrubs and decorative urns. This family home also boasts a large driveway capable of parking multiple vehicles.

## MOVING INSIDE

The ground floor has been designed for modern family living with the elegant entrance hall welcoming you into your new home and leading you into the large family lounge area with stylish box-blinds. But the heart of this home is the kitchen/diner with space for 6 people to dine comfortably and a top of the range, contemporary, kitchen with integrated modern appliances. Double patio doors then open out onto the rear patio & landscaped garden with raised beds & an elegant garden room, which is perfect for entertaining family and friends on those summer days.

Completing the ground floor is a spacious cloakroom/wc.

## UPSTAIRS

Moving upstairs you'll find 3 generous bedrooms, the master with an en-suite and a large family bathroom. The master suite, with room for a king-size bed & wardrobes also boasts a large en-suite shower-room, comprising of a shower, sink and toilet. The second king-size bedroom, overlooking the rear garden is light and airy with built-in wardrobes.

Completing the upper floor, is the 3rd bedroom or home office overlooking the rear garden & the family bathroom comprising of a full-size bath with shower hose, sink & toilet.

## IN THE GARDEN

The rear garden has been professionally landscaped in a mediterranean style. A large, elegant garden room overlooks the paved & gravelled courtyard garden with raised beds, trees and shrubs, perfect for those family BBQs or those tranquil moments with a good book and a glass of wine.





## AROUND THE LOCAL AREA

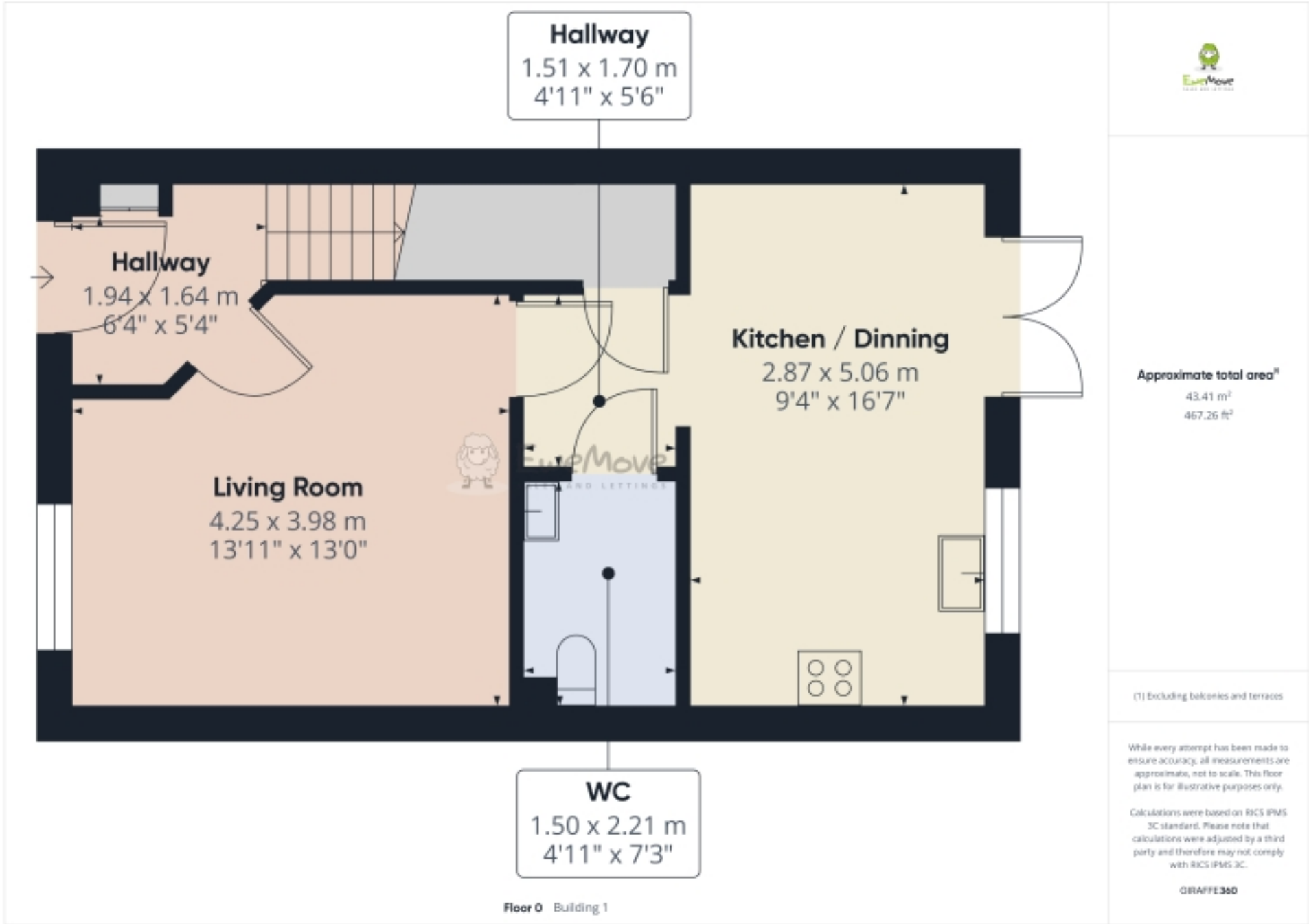
Situated on the edge of Cullompton, 'Matilda Way' benefits from being close to all the local amenities that this bustling town has to offer. These include: a doctors' surgery and a dental practice; 2 primary schools & a community college; a library, post office, florist & hairdresser; a large Tesco & Aldi, numerous public houses, coffee shops & several takeaways.

Cullompton is ideally located for work or recreation, with the M5 (J28) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of the London can be reached within 2 hours.

NB: PREMIUM SEARCH PACK WILL BE PROVIDED TO PURCHASER

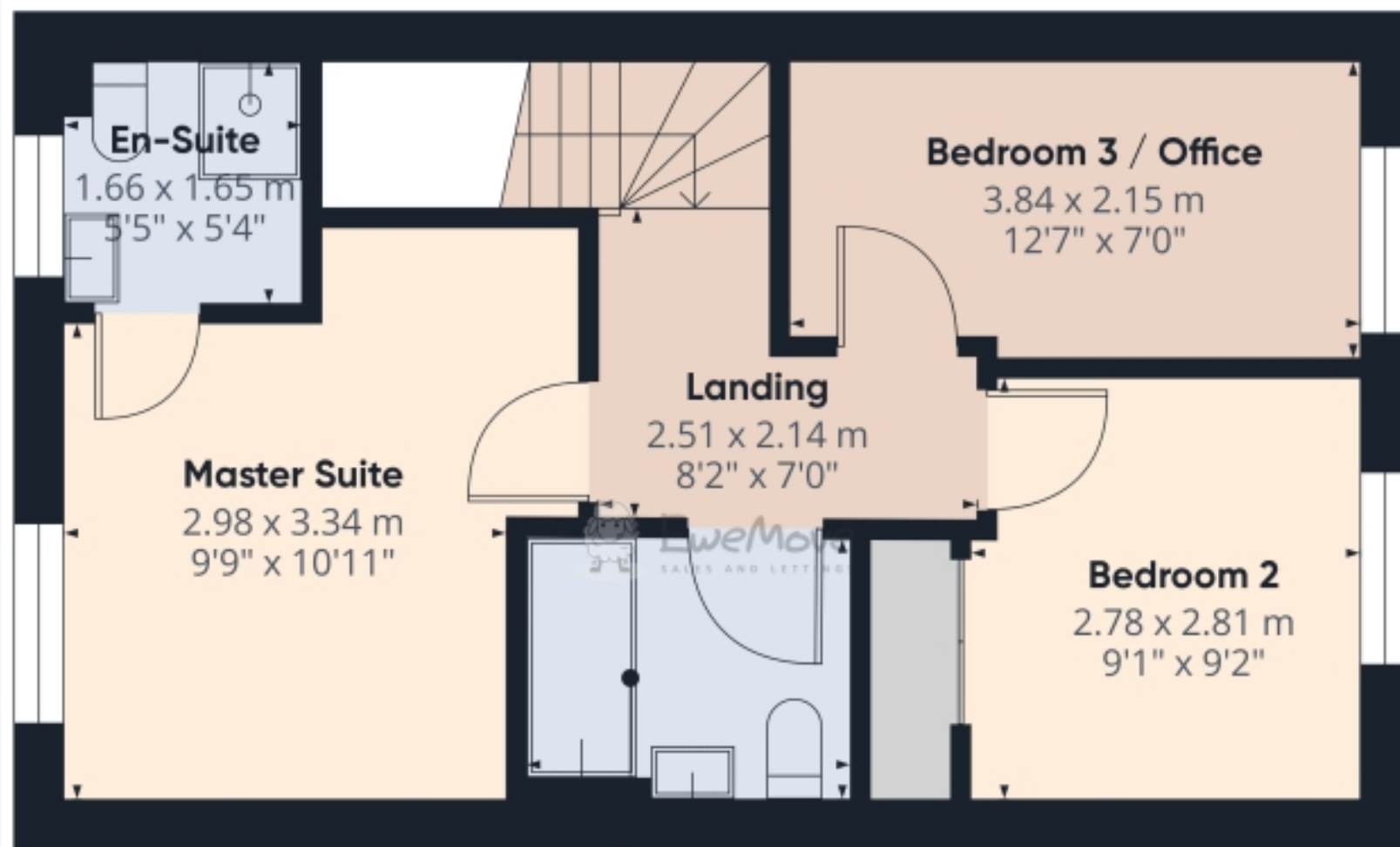


# Floorplans





# Floorplans



Approximate total area<sup>(1)</sup>

38.81 m<sup>2</sup>

417.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

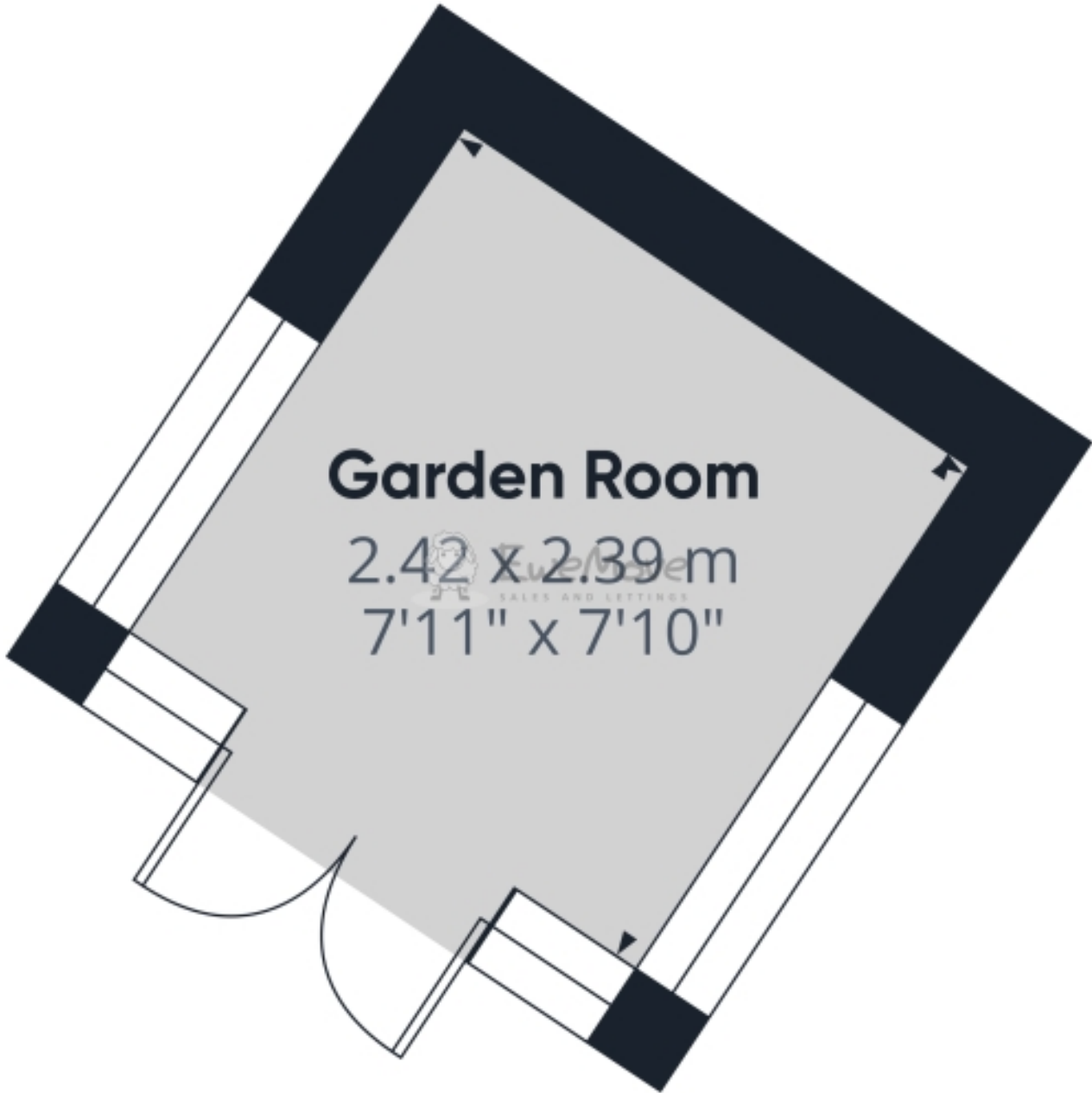
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floorplans



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
5.76 m<sup>2</sup>  
62 ft<sup>2</sup>

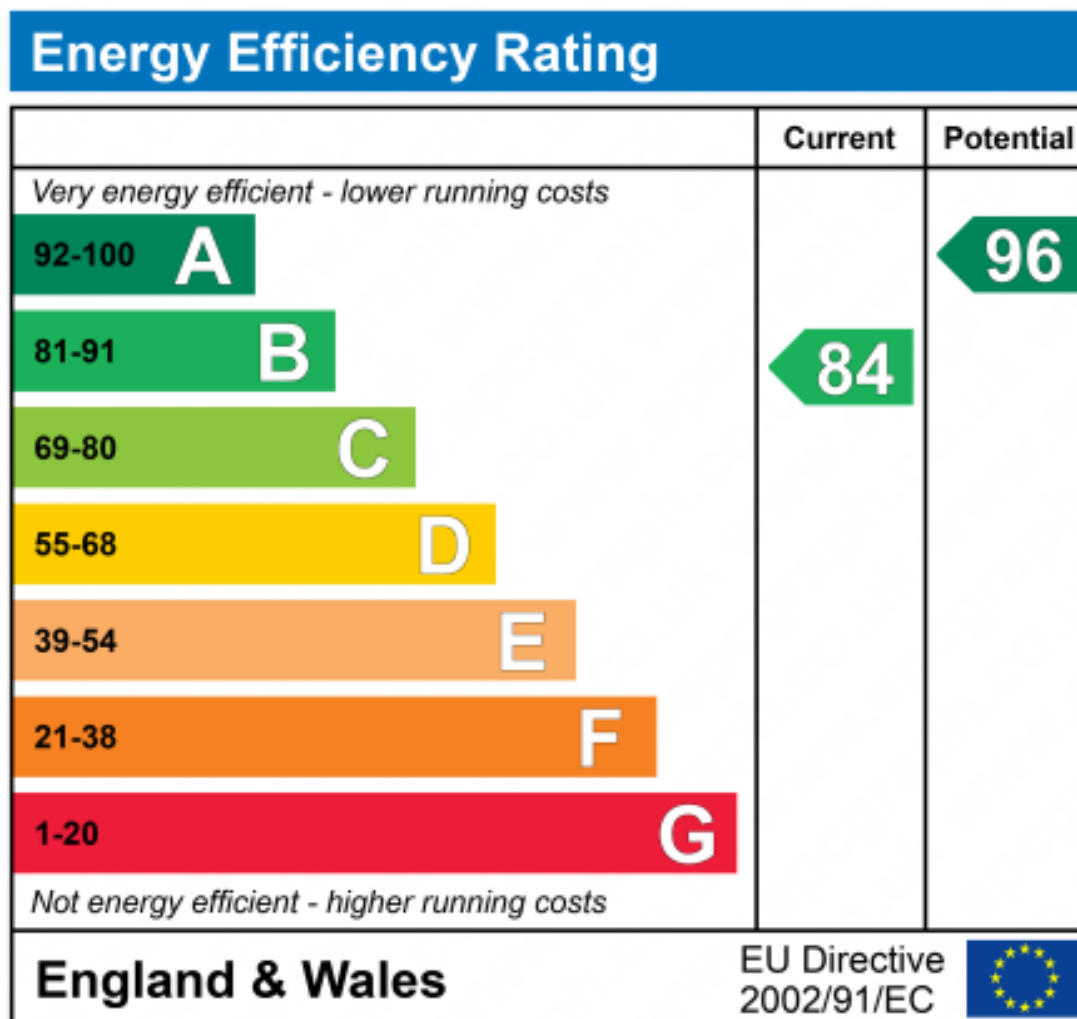
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