



Offers In The Region Of £220,000

3 Bedroom Semi-Detached House for sale  
2 FORGE WAY, CULLOMPTON







## Overview

Welcome to 2 Forge Way located at the heart of the market town of Cullompton.



## Key Features

- EARLY VIEWING ADVISABLE - CALL 24/7
- 3-DOUBLE BEDROOMS
- FULLY Upvc DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- EXCELLENT TRANSPORT LINKS
- CALL OR EMAIL FOR VIRTUAL TOUR
- WHAT3WORDS:///afflicted.timing.bunch
- TOWN CENTRE LOCATION



## ON ARRIVAL

Nestled in the heart of Cullompton, 2 Forge Way is a semi-detached three-storey townhouse property which offers the perfect blend of spacious accommodation, thoughtful design, and a convenient location, making it an ideal choice for families, professionals, or anyone seeking a home with both style and substance.

## MOVING INSIDE

The ground floor is thoughtfully arranged to accommodate contemporary lifestyles and modern family living, with the heart of this home being the open-plan living area.

The stylish kitchen with its large breakfast bar has been cleverly designed, with an integrated oven & hob, space for an under-counter fridge and freezer as well as a dishwasher. There are plenty of storage cupboards and ample work surfaces, so you'll soon be preparing family meals while the children are doing their homework at the breakfast bar. A generous and versatile living space is perfect for entertaining family and friends, flooded with natural light and room for the largest of sofas for those cosy nights in with loved ones and a movie.

Completing the ground floor is a convenient utility area and separate wc.

## UPSTAIRS

The remainder of the living accommodation is spread over two floors; the first-floor hosts 2 double bedrooms which are both light & airy. This floor also boasts the family bathroom providing a comfortable and versatile living space.

The 2nd-floor boasts a double bedroom and a separate shower room and wc, which could be ideal for a young adult or home office.

Parking is available at the public car park across the road, subject to an annual permit, charges apply.



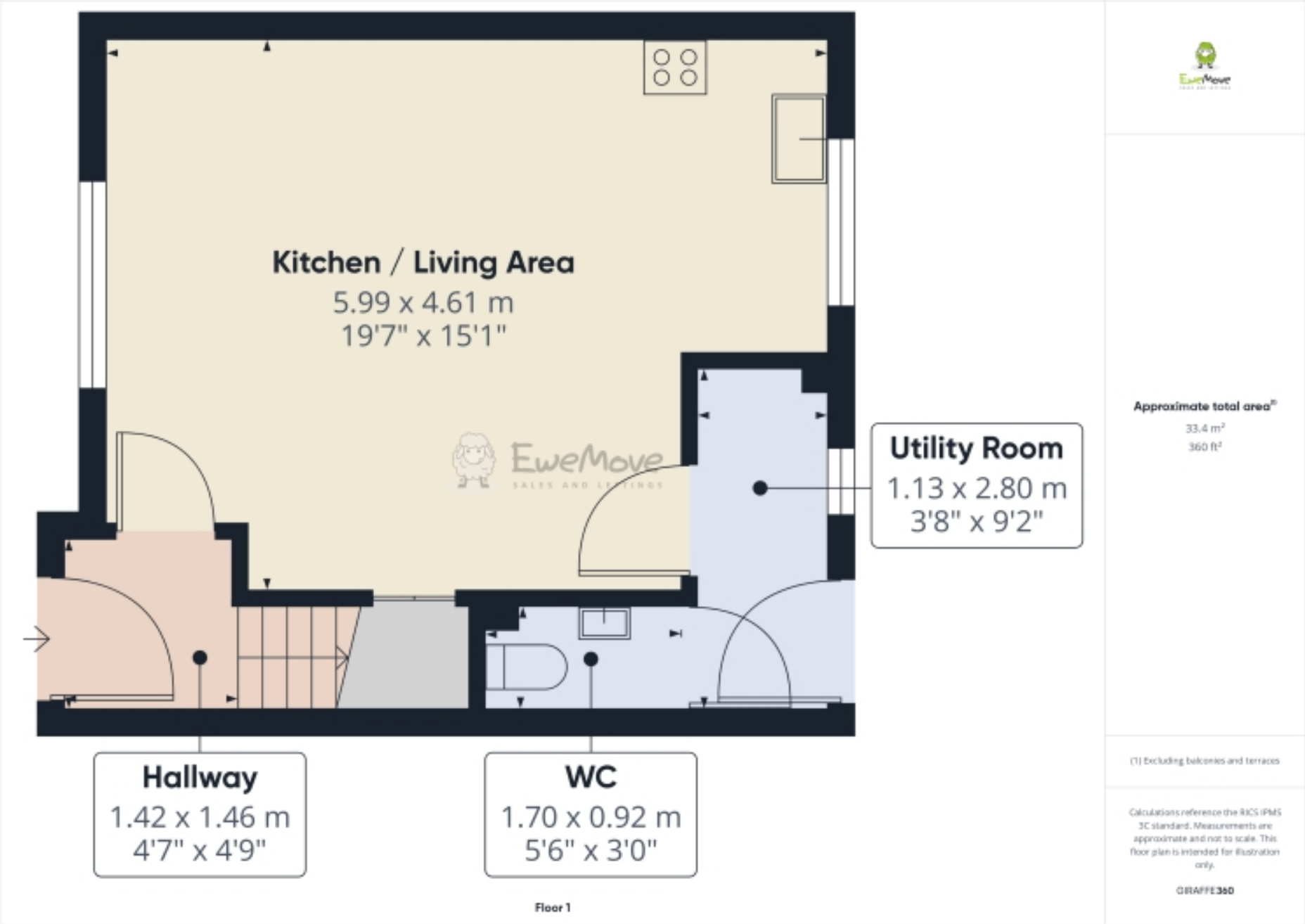
## AROUND THE LOCAL AREA

Situated in the town centre of Cullompton, 'Forge 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.

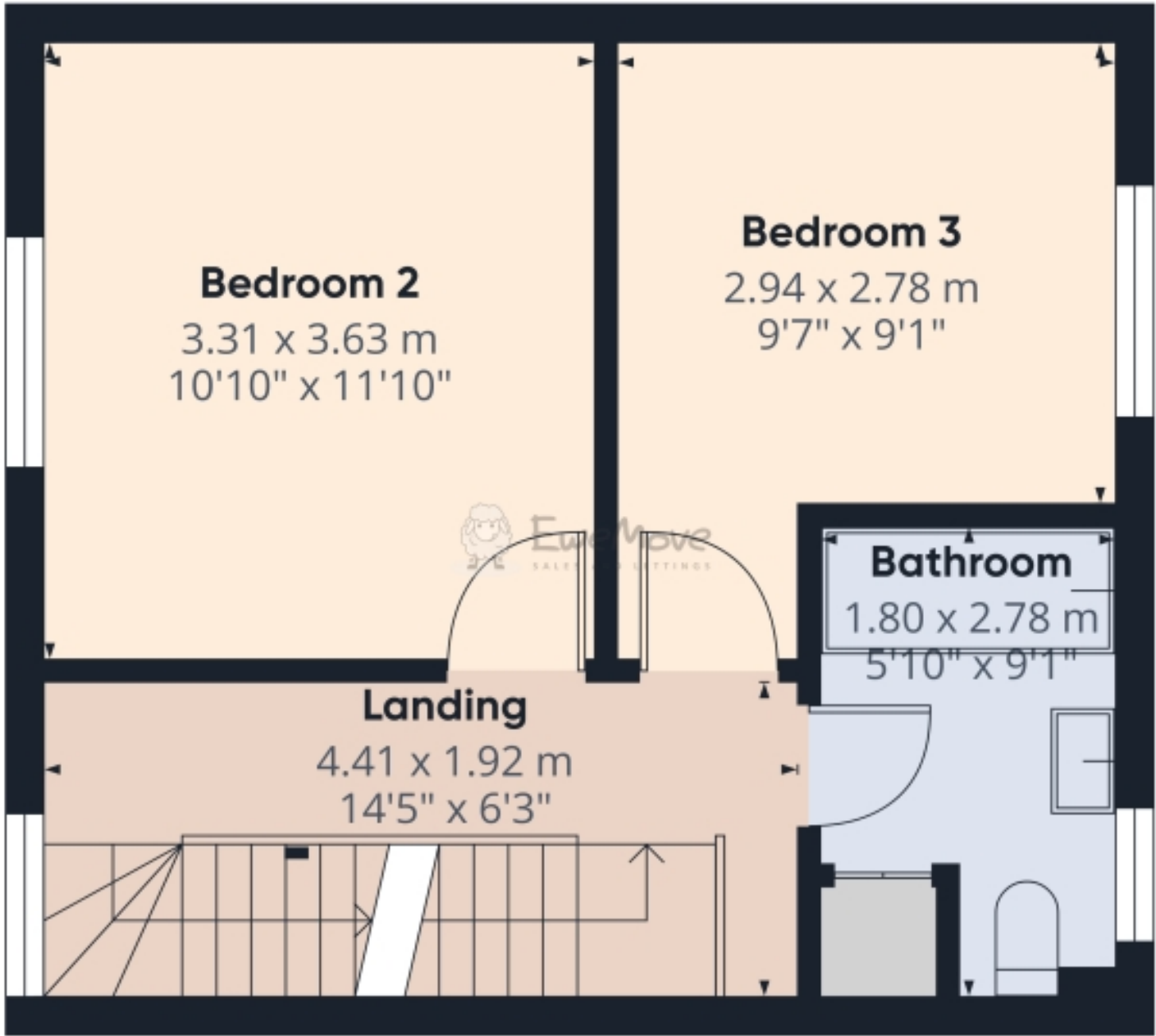
Cullompton is ideally located for work or recreation, with the M5 (J28) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright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



Floorplans



Floorplans



Floor 2



Approximate total area<sup>(1)</sup>  
30.7 m<sup>2</sup>  
330 ft<sup>2</sup>

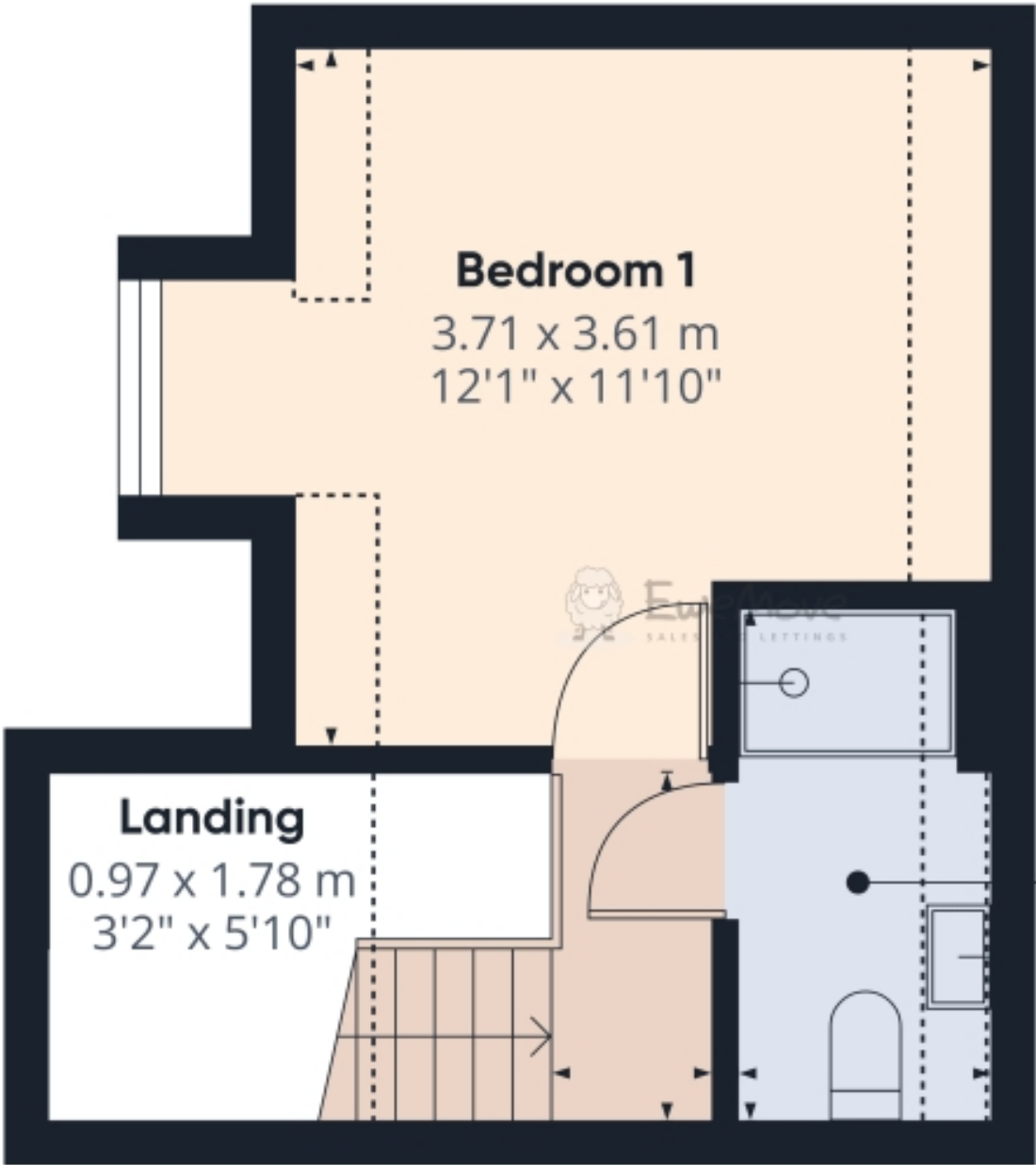
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floorplans



Floor 3



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

18.4 m<sup>2</sup>  
198 ft<sup>2</sup>

Reduced headroom

2.9 m<sup>2</sup>  
31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Marketed by Ewemove Tiverton

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