



Offers In The Region Of £225,000

4 Bedroom Terraced House for sale
7 Exeter Hill, Cullompton



Overview

Welcome to 7 Exeter Hill located within the market town of Cullompton.

This is an amazing opportunity to continue with the modernisation and rejuvenation of a classic terraced home in the heart of the town centre. What is believed to have formally been a 'Baker's Shop', would be a perfect investment property for landlords or a project for buyers wanting to add value to a family home.



Key Features

- CHARACTER TERRACED HOME
- 4-BEDROOM
- INVESTMENT POTENTIAL
- LARGE WORKSHOP
- TOWN CENTER LOCATION
- LOW MAINTENANCE COURTYARD GARDEN
- 3D VIRTUAL TOUR AVAILABLE
- WHAT3WORDS: [classmate.thinking.bottled](#)





Arriving at the property, you will notice that the front elevation has recently been decorated, the owners choosing to retain the history of the original double "shop" fronted feature.

MOVING INSIDE

The entrance lobby, with an original stain glass door leads you into a long hallway with high ceilings & newly fitted carpets throughout the home. To your right you will find a reception room, this space still retains the original fireplace and decorative coving and would make a great "Snug or Home Office".

Moving passed the staircase, to the left is an open-plan lounge/dining area; this bright and airy space has been neutrally decorated to provide a blank canvas for budding interior designers. Off the dining area, through another stain glass door is the kitchen; although in need of updating, this large space has room for a range cooker, plenty of storage and even a breakfast table. Beyond the kitchen you'll find a separate utility area with more than enough room for all your laundry needs.

Completing the ground floor is the family bathroom; a large and spacious room that has the potential to be updated to include a separate wc and shower room, in addition to a family bathroom.

UPSTAIRS

Moving upstairs you'll find 3 recently decorated bedrooms with plenty of space for king-size beds and wardrobes; the 4th bedroom, a double, also houses the boiler and has yet to be decorated.

OUTSIDE

The rear courtyard garden can be accessed through the utility room or the rear lobby, off the main hallway. This fully enclosed walled courtyard is a sun trap and would be perfect for those family BBQs or tranquil moments with a good book and a glass of wine.

This home also boasts an additional building to the rear of the courtyard; although in need of a full re-build, this 32 sqm of space could be converted into additional living accommodation, a studio, workshop or even a home office. (subject to any permissions required.)

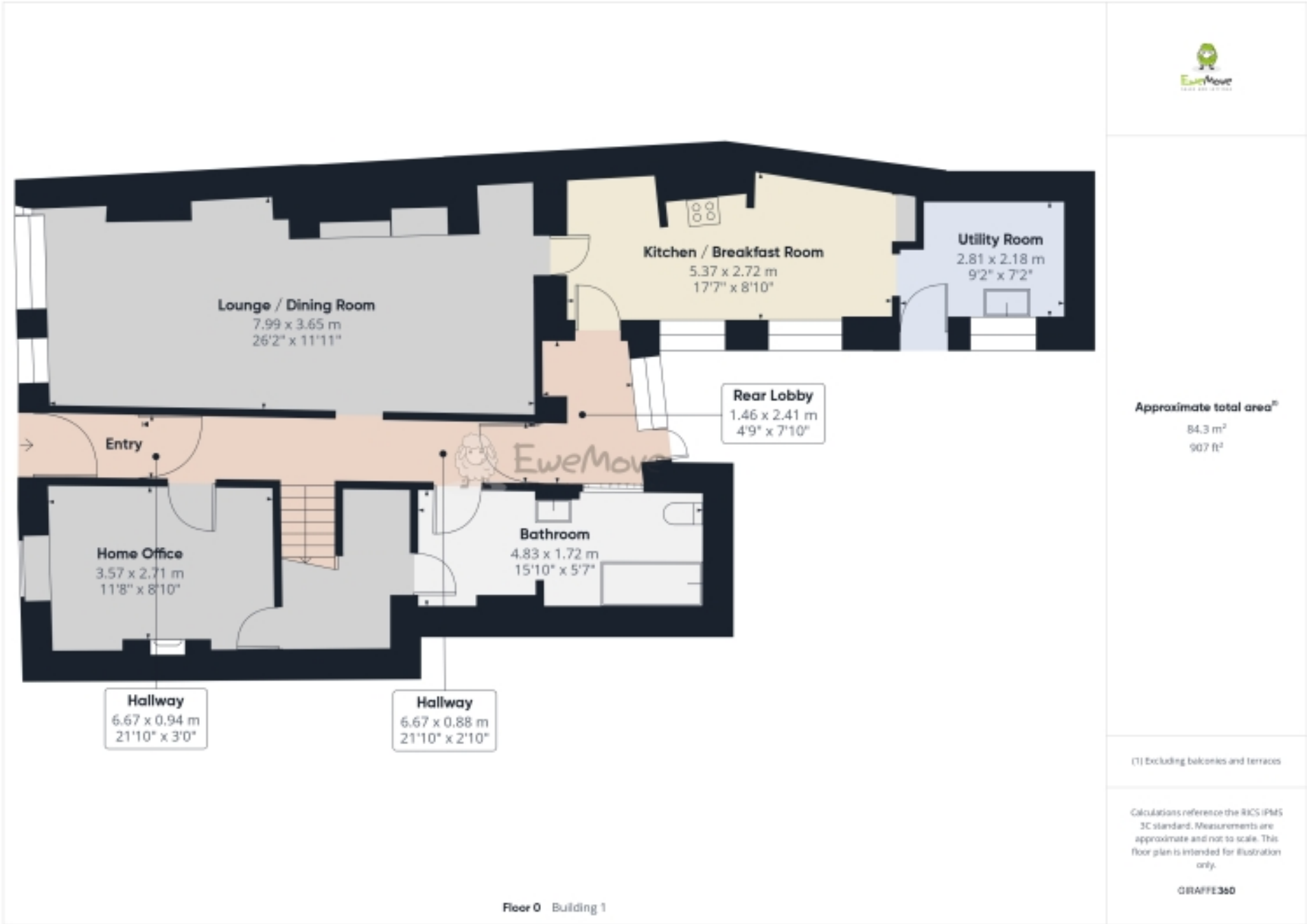


AROUND THE LOCAL AREA

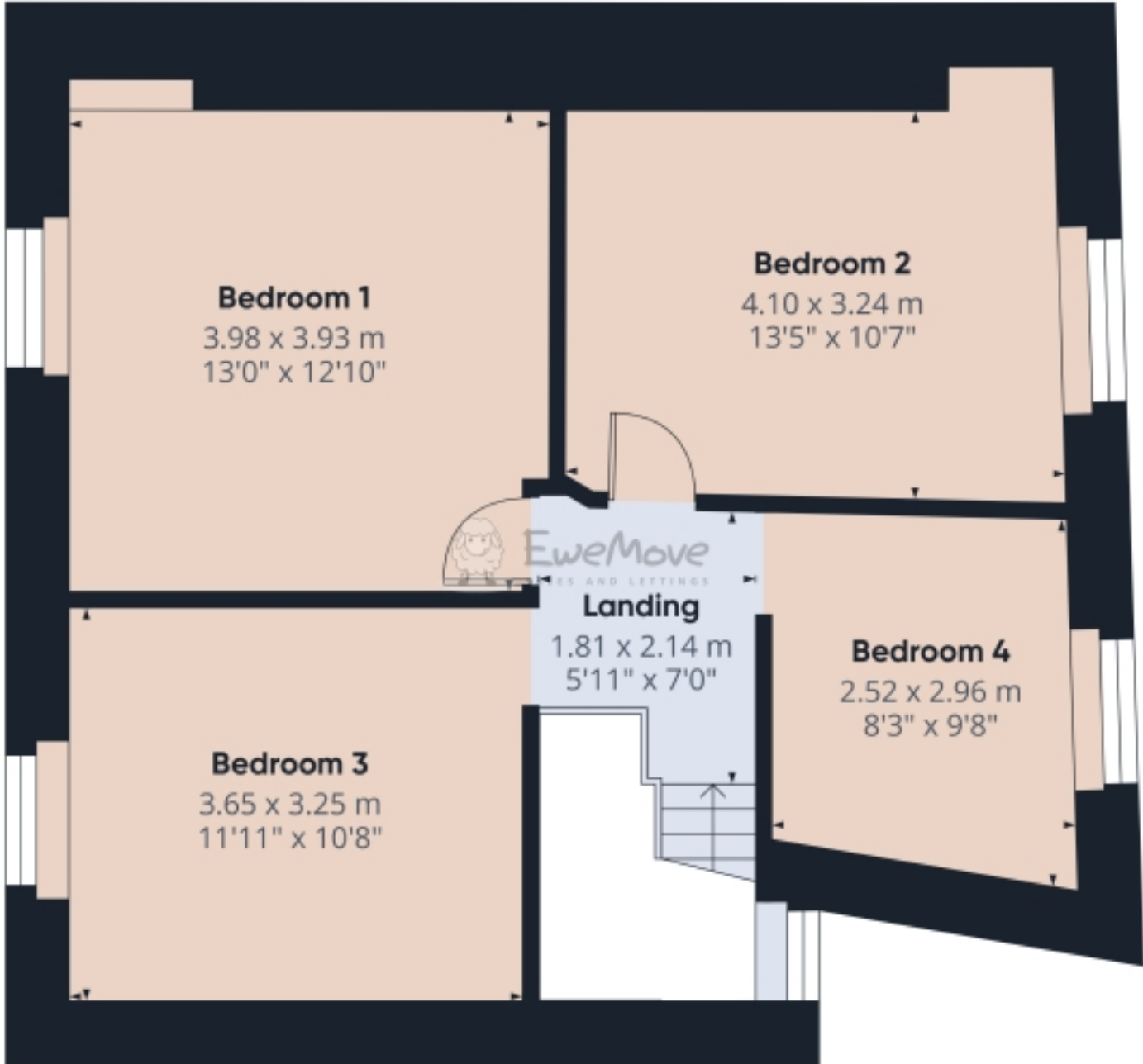
Situated in the town centre of Cullompton, 'Exeter Hill' benefits from being close to all the local amenities that this bustling town has to offer. These include: a doctors' surgery and a dental practice; 2 primary schools & a community college; a library, post office, florist & hairdresser; a large 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.

Floorplans



Floorplans



Floor 2 Building 1



Approximate total area⁽¹⁾
53 m²
571 ft²

(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.

GRAFF360

Floorplans



Floor 0 Building 2



Approximate total area⁽¹⁾
32.9 m²
354 ft²

(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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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