



FRANCIS LOUIS
Residential



Greystone Walk, Cullompton, EX15 1GZ

Offers Over £300,000





Greystone Walk

Cullompton, EX15 1GZ

- Garage
- Detached
- En-suite
- Parking
- Upgraded Bathrooms
- Quality Laufen and Roca sanitaryware

Introducing a remarkable 3-bedroom modern detached house nestled in the charming and sought-after town of Cullompton. This exquisite property boasts a range of enticing features that combine luxury, comfort, and convenience, making it an ideal home for families or those seeking a tranquil yet well-connected lifestyle.

One of the standout features of this property is the upgraded bathrooms, designed with a keen eye for detail and contemporary aesthetics. Here, you'll find luxurious fixtures, pristine tile work, and a sense of tranquility that elevates your daily routine.

This house also includes a convenient garage and ample parking, ensuring that your vehicles are secure and easily accessible. Whether you have multiple cars or simply want the freedom to invite guests, this feature is invaluable.

Beyond the interior, the landscaped garden is a true oasis of serenity. Carefully designed to be both visually appealing and low-maintenance, it provides an ideal space for outdoor relaxation, gardening, or hosting gatherings.

Cullompton itself is a picturesque town known for its historic charm, welcoming community, and convenient access to local amenities. You'll find a range of shops, cafes, schools, and parks within easy reach, making it a perfect location for families and professionals alike.



Hallway

Double glazed door to the front aspect, radiator, stairs to the first floor, doors to,

Lounge

Two double glazed windows to the front aspect, double glazed French doors to the garden, radiator,

Kitchen/dining room

A range of matching floor and wall mounted units with a roll top worktop and drawer units, inset sink, integral oven with hob over, space for dishwasher and fridge/freezer, space for dining table, two double glazed windows to the front aspect, a double glazed window to the rear aspect, double glazed door to the garden, radiator, a utility cupboard housing the washing machine, door to,

W/C

A low level w/c with soft close seats. a wash hand basin, double glazed window to the rear aspect

Landing

Double glazed window to the rear aspect, radiator, doors to,

Bedroom 3

Double glazed window to the rear aspect, radiator,



Bedroom 2

Double glazed window to the front aspect, radiator, cupboard over the stairs,

Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, towel rail, double glazed window to the rear aspect,

Bedroom 1

Double glazed windows to the front aspect, radiator, door to,

En-suite

A walk in shower, a wash hand basin, a low level w/c, a Bluetooth mirror with light, demister and speaker. Double glazed window to the side aspect,

Outside Front and Side

To the front and side of the house is the driveway with parking for one car and an electric charging point that leads to the garage, there is a pathway to the front door.

Garage

Up and over door, power and light, double glazed door to the garden.

Outside Rear

To the rear of the house there is a landscaped Southwest facing garden that has been laid to Artificial grass with a feature patio area.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

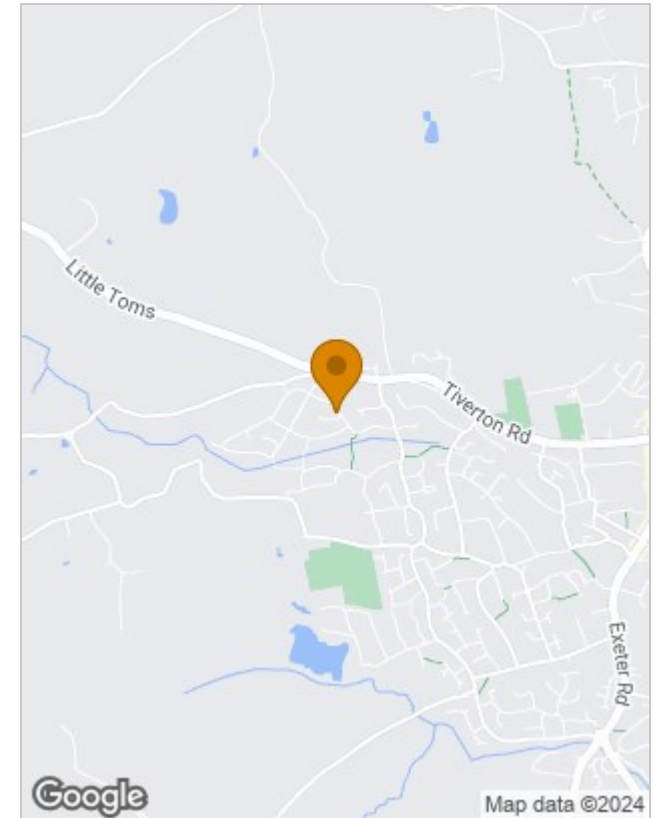




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.