



FRANCIS LOUIS
Residential



St. Andrews Estate, Cullompton, EX15 1HX

Asking Price £230,000





St. Andrews Estate Cullompton, EX15 1HX

Located on the ever-popular St Andrews Estate in Cullompton, this spacious three-bedroom semi-detached home presents an excellent opportunity for first-time buyers and families alike. Requiring some modernisation, the property offers fantastic potential for those wishing to personalise a home to their own taste, and is available with no onward chain, making for a straightforward purchase.

The ground floor comprises a bright and generously sized lounge with a large window and feature fireplace, providing a welcoming living area filled with natural light. To the rear, a well-proportioned kitchen/diner overlooks the garden and offers ample space for family dining and entertaining. The ground floor also includes a practical WC/utility room and access via a rear hallway to the expansive garden.

Upstairs, the home benefits from three well-sized bedrooms. The main bedroom is a good-sized double, complemented by two additional bedrooms ideal for children, guests, or home office use. A family bathroom completes the first floor layout.

A standout feature of this property is the large rear garden, which includes a mix of lawn, mature planting, and patio space. It offers plenty of room for outdoor enjoyment, children's play, or future extension potential (subject to planning permission). The property also enjoys side access and is set within a quiet, well-established residential area.

Further benefits include gas central heating, uPVC double glazing throughout, and the scope to modernise and add value over time. With strong transport links, the property is well placed for access to the M5 and is within easy reach of Exeter and Taunton. Local schools, shops, and amenities are all within walking distance, making it an ideal base for family life.

This is a rare opportunity to acquire a home with generous outdoor space and great potential in a desirable location. Viewings are highly recommended to appreciate what's on offer.



Property Overview

A fantastic opportunity to acquire a spacious three-bedroom semi-detached home, located on the popular St Andrews Estate in Cullompton. Requiring some cosmetic updating, this property offers huge potential and is ideal for first-time buyers, families, or investors. Offered with no onward chain, it benefits from a large rear garden, gas central heating, and double glazing throughout.

Entrance Hall

Welcoming entrance with stairs rising to the first floor and doors leading to the ground floor rooms.

Living Room

A generous, light-filled reception room with a large front-facing window. Features a traditional fireplace and ample space for lounge furniture, perfect for relaxing or entertaining.



Kitchen/diner

Positioned at the rear of the property with views over the garden, the kitchen offers a range of units with worktop space, room for appliances, and space for a family dining table. There is plenty of potential for modernisation and personalisation.

Rear Hallway

Leads to the rear garden

Utility Room / WC

Fitted with a low-level WC and wash basin, with plumbing for a washing machine and room for further utilities.

First Floor

Bedroom One

A spacious double bedroom with front aspect window. Plenty of room for a double bed, wardrobes and additional furniture.

Bedroom Two

A second double bedroom, overlooking the rear garden. Ideal as a guest room or child's room.

Bedroom Three

A comfortable single room or study – perfect for a nursery or home office.

Family Bathroom

Fitted with a three-piece suite comprising bath, wash basin and WC. In need of modernisation but functional and well-sized.

Outside

Front Garden

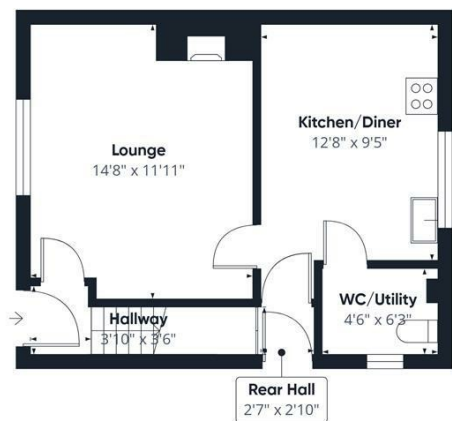
Mainly laid to lawn with a pathway to the front door and side access to the rear garden.

Rear Garden

A real highlight of the property – an expansive, enclosed garden with patio area, large lawn and mature planting. A perfect space for families, pets or gardening enthusiasts, with room to extend subject to planning.







Ground Floor



Floor 1

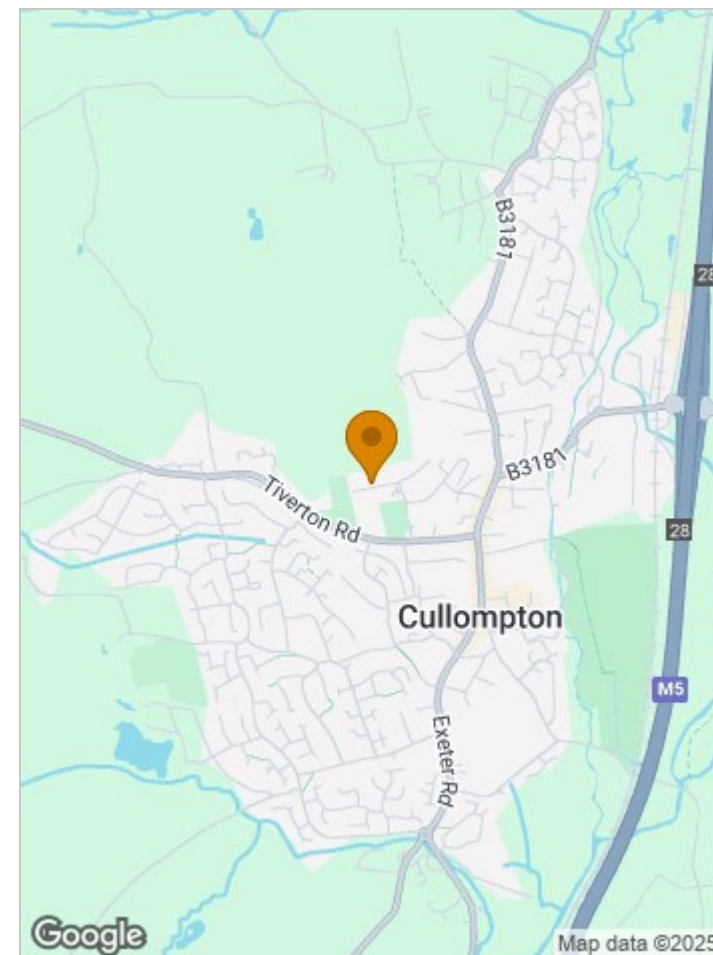


Approximate total area⁽¹⁾
717 ft²

(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 are based on RICS IPMS 3C standard.

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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.