



db
Dunford-Brown
Residential
FOR SALE
01884 824 888
paul@dunfordbrownresidential.co.uk

11A Exeter Road, Cullompton, EX15 1DX
Guide price £370,000

4 2 3 D



11A Exeter Road

Cullompton, EX15 1DX

Guide price £370,000

- Detached House
- Dining Room With Fireplace
- Study
- Kitchen
- Garden
- Four Bedrooms
- Living Room With Fireplace
- Family Bathroom
- Off Street Parking
- No Onward Chain



This distinctive, brick-built four-bed property is well located within Cullompton, a historic Devonian market town. It has all that is needed to make an amazing family home offering good-size reception rooms, four bedrooms (two with generous bay windows) and outside space to the front and rear. This property would be perfect for those looking to put their own stamp on a distinctive and characterful property situated in a town with great services and excellent access to the M5.

Walkthrough

Accessed from the street through a lawned front garden this brick-built, four-bed property offers considerable development potential. Built in 1931 it is immediately distinctive with striking bay windows and attractive brick archway over the front door.

Inside, the door opens into a hallway with original tiles which connects the reception rooms to the front left and right of the house, with the kitchen, study and downstairs W/C. In front, stairs lead to the first floor.

The two reception rooms at the front of the house both benefit from large bay windows that add to the room space whilst providing significant natural light.

Both rooms also feature delightful original feature fireplaces. They are exceedingly versatile, good-sized rooms: the present owner has used these rooms for their business, where they have acted as a consultation room and a waiting room respectively but both could act as lounges or dining rooms. Both offering plenty of space for a pair of double-seat sofas or a six-seater dining table. Of these, the reception to the left as you come in the front door (originally a dining room) benefits from fitted storage in the alcoves to left and right of the chimney, High ceilings, picture rails and has a hatch that opens through to the kitchen.

The kitchen is in need of modernising and offers a good-sized room with plenty of space for worksurfaces and units along two walls. It also benefits from views over the rear garden and includes a fitted cupboard (and hatch to the dining room). Across the hall is a downstairs W/C and, past this, a further reception room/study. This room receives plenty of light from a triple window looking out over the rear garden and includes a washbasin. There is fitted storage opposite the W/C, additional under-stair storage and a back door that leads to the rear garden.

Wooden stairs with a wooden banister lead to the first floor. Here the landing connects four bedrooms and a



local amenities including supermarkets, shops, coffee shops, library, hair dressers, takeaways, dentists, vets, garages etc.. It has some fantastic old buildings along its high street and a church that dates from the 15th Century. Within Cullompton, the property is positioned within easy reach of facilities. The property is located directly opposite a convenience store, with one of the town's two supermarkets within 0.2 miles and the high street between 0.3 and 0.4 miles. Regular bus services to Exeter are within 100 yards and the property is within close proximity of a range of local play areas and the Culm Valley Sports Centre (0.2 miles).

Cullompton is ideally positioned for access to the M5 providing speedy links to Exeter, Taunton and the rest of the UK. Exeter, with its wide range of shopping and leisure facilities, can also be reached by the B3181 through Broadclyst and Hele. Tiverton Parkway railway station is one junction up the M5 (c.6 miles) and provides direct links to London, Exeter, Taunton, Bristol, the Midlands and North of England. Exeter and Bristol International Airports are c.14 and 60 miles respectively and Cullompton is on the Falcon Coaches route between Plymouth and Bristol which includes a Bristol Airport stop.

family bathroom. The first bedroom is to the right at the top of the stairs. This room overlooks the rear garden. There is a small shower cubicle adjacent to the room which could potentially be integrated as an en suite. Opposite this is fitted storage. There is further fitted storage along the landing. Taking the first right along the landing leads first to a family bathroom (with bath, basin and W/C) and then to the second bedroom which also benefits from views over the rear garden. Following the landing further, the third and fourth bedrooms both benefit from the extra space and light offered by the large bay windows. Both rooms also include feature fireplaces and alcoves to right and left of their chimney breasts. These alcoves provide shelves for storage. There is loft access from the landing.

To the rear the property has ample outside space rear garden is a good size. It includes a paved area adjacent to the house with some mature bushes and trees. Beyond this is a gravelled parking area with a good-sized area of lawn beyond. There are some mature trees and the area is bordered on all sides by wooden fences with a double gate opening onto a driveway that connects to the road. The property has right-of-way access to this drive which also serves two adjacent properties.

The property is on mains, gas, electric, water and sewerage.

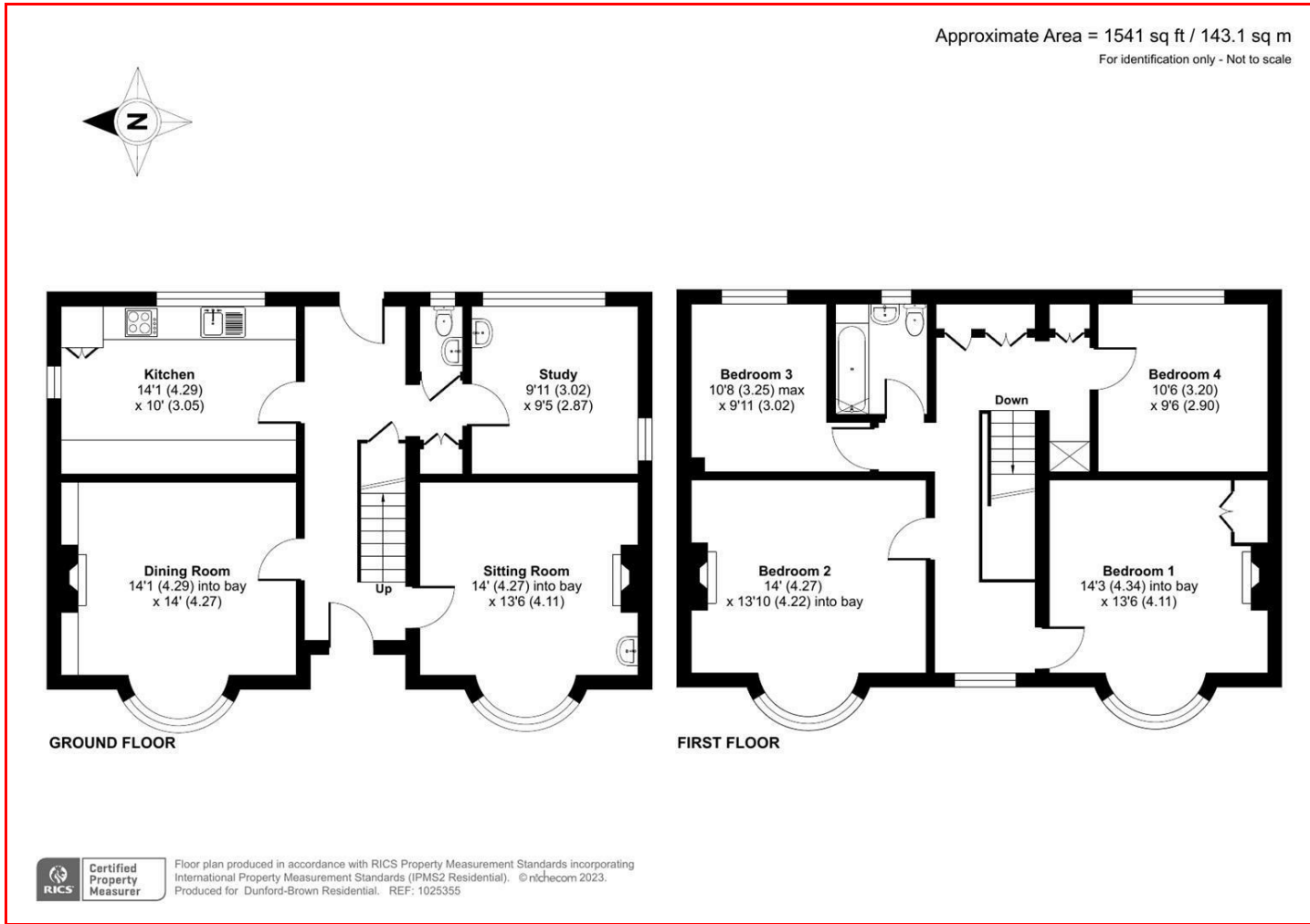
Situation

Cullompton, is a historic market town packed with





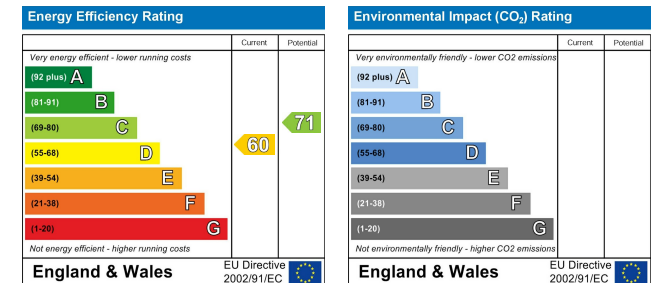
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 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.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>