



Cuxhaven Colebrooke Lane, Cullompton, EX15 1PB

Offers in the region of £425,000





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- Detached Family Home
- Principle Bedroom With En Suite
- Lounge
- Kitchen
- Garage And Driveway For Several Vehicles
- Four Bedrooms
- Family Bathroom
- Dining Room With Fireplace
- Downstairs W/C
- Garden



This four-bedroom, recently renovated, detached property provides good-sized bedrooms and living space and a private garden. A lot of care and attention has gone into the property with walls reconfigured, plumbing and re-wiring undertaken to ensure the property works well as a family home. Situated in Cullompton, a historic market town with exceptional access to the M5, Exeter and Taunton and easy access to rail links at Tiverton Parkway, the property is ideal for families looking for a town home in a lovely part of Devon with great access to the outside world.

Walk through

A brick, herring-bone drive leads, past a single garage, to the front door of this property. The door opens into a short corridor that leads through to a welcoming entrance hall to the left. Straight in front is a downstairs WC and to the right leads to a utility room and, further on, through directly into the garage. The entrance hall, with its warm orange floor tiles acts as the heart of the downstairs of the property with doors leading into the kitchen, sitting and dining rooms and stairs leading to the first floor.

The kitchen has plenty of light from its triple window and has ample worksurface space and storage. It has

an integrated extractor hood and engineered oak floors. An opening to the back of the room leads to an additional side access to the property and, to the left and right of this door, are two additional storage areas providing further pantry/utility spaces. Heading back into the hall and turning into the dining room reveals good-sized room with engineered oak-floors and an open fireplace. With double doors and a triple window, the room is light and airy (with plenty of space for dining table and children's play area) and the link to the garden provided by the double doors is perfect for BBQ weather.

The final downstairs room is the open lounge, again

with lovely engineered oak floors and with double windows on two walls letting in plenty of light and providing views to the back garden.

Heading up stairs leads to a landing that links the four bedrooms of the property. To the right are two double rooms with views over the back garden. Following the landing around leads to the family bathroom to the left, a single bedroom/study to the right and ends in a good-sized principal bedroom with an en-suite shower room.

Outside space includes a rear garden with a raised seating area directly accessible from either the living room or via the side of the property. The garden is



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.

south-facing, fenced on all sides and consists of a good-size central lawn with some mature shrubs and trees. The drive to the front of the property offers parking for multiple vehicles and acts as shared access to a neighbouring property.

Significant recent work has gone into the property. The entire exterior has been recently painted and, inside, walls have been reconfigured to create the downstairs hall; improve the family bathroom; and increase the size of the master bedroom, including adding an en suite. In addition, the house has been newly plumbed and rewired in 2018, including upgrading the fuse boards. The bathrooms and kitchen are also newly updated (2019) and a new boiler has been recently fitted (also 2019).

The house is on mains electricity, water and sewerage and has gas-fired central heating.

Location

Cullompton, is a historic market town packed with local amenities including supermarkets, shops, coffee shops, 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 regular bus services to Exeter and access to a nearby Corner shop on Exeter Road (0.2 miles). It is also within close proximity of a range of local play areas and the Culm Valley Sports Centre (0.4 miles). Cullompton is ideally positioned for access to the M5 providing speedy links to Exeter, Taunton and the rest





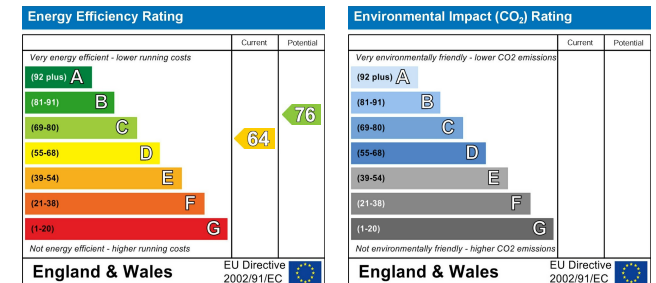
Floor Plans



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.

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