



23 Manning Avenue, Cullompton, EX15 1QE

Guide price £360,000





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- Detached Family House
- Sitting Room
- Dining Room
- Master Bedroom With En Suite
- Garden
- Kitchen
- Family Room
- Four Bedrooms
- Downstairs W/C
- Driveway



This 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 two good-size reception rooms, kitchen and dining room with double doors that open onto the property's garden. It has four bedrooms (including an ensuite principal bedroom) and a good-sized rear garden with decked areas and a pergola. This property would be perfect for those looking for a good-sized family home with an extra reception room to act as an office/playroom, situated in a town with great services and excellent access to the M5.

Walk Through

The front door opens into an entrance hall that connects the family room to the left and sitting room to the direct right with the dining room and kitchen which are located straight on and just around a corner to the right. The stairs that lead to the first floor are also located off this hallway, as is a downstairs W/C.

Taking the first right leads into a light and spacious sitting room which benefits from two pairs of double windows overlooking the drive and a single window that looks out to the front door. It offers plenty of space for seating with room for a double and triple sofa in addition to TV stand and coffee table. A

charming feature fireplace with ornate frame and lintel on the far wall provides some additional character.

Heading back into the hall and through to the family room reveals a second good-sized reception room that stretches the width of the property. The room has plenty of light and benefits from dual aspect double windows overlooking the drive to the front and the garden to the rear. It was converted from the garage and is a great asset to the house, providing an additional downstairs room relative to other houses in the area. The room is versatile and could act as a home office, playroom or additional downstairs bedroom depending on your needs.

Heading towards the kitchen from the family room passes the dining room on the left. The dining room has plenty of space to entertain with room for a six-seater dining table and additional furniture. It has double doors that open directly onto the rear garden offering plenty of light and great convenience in the summer when the adjacent pergola and seated decking area extend the hosting space into the garden.

Continuing through to the kitchen reveals a good size room with integrated Beko double oven, gas hob and space for plumbing and electrics for a dishwasher and full height fridge-freezer. There is ample work surface and storage space with high and low units with



To the front of the property a brick drive provides parking for multiple vehicles and there is a front garden of lawn surrounded by mature bushes with a cherry tree. The property is on mains gas, electric and water.

Situation

Cullompton, is a historic market town packed with 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 High Street is within 0.5 miles walk, as is the ALDI superstore and Willowbank primary school and Cullompton Community College are within 0.2 miles and 0.8 miles respectively. The property is also really well situated for recreation with Cullompton Rugby Club within 0.2 miles and the Culm Valley Sports centre within 0.7 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

additional worksurfaces, storage and apace, plumbing and electrics for washing machine and drier in the adjacent utility room. The kitchen features a sink overlooking the garden, with plenty of light provided by double windows above the sink and an additional window to the left of the ovens. The utility room includes a door allowing side access to the property.

Heading back to the hallway a dark, wooden banister leads upstairs to a landing that connects the property's four bedrooms and the family bathroom. To the right at the top of the stairs, the principal bedroom is a spacious room with fitted wardrobes and plenty of space around the bed for additional storage. The room benefits from an ensuite shower-room with shower, heated towel rail, W/C and basin.

The other bedrooms include a single and two doubles. Both of the doubles include fitted wardrobes with views over either the garden or the drive. The family bathroom includes a bath with over-bath shower, W/C and basin and there is an additional storage cupboard on the landing.

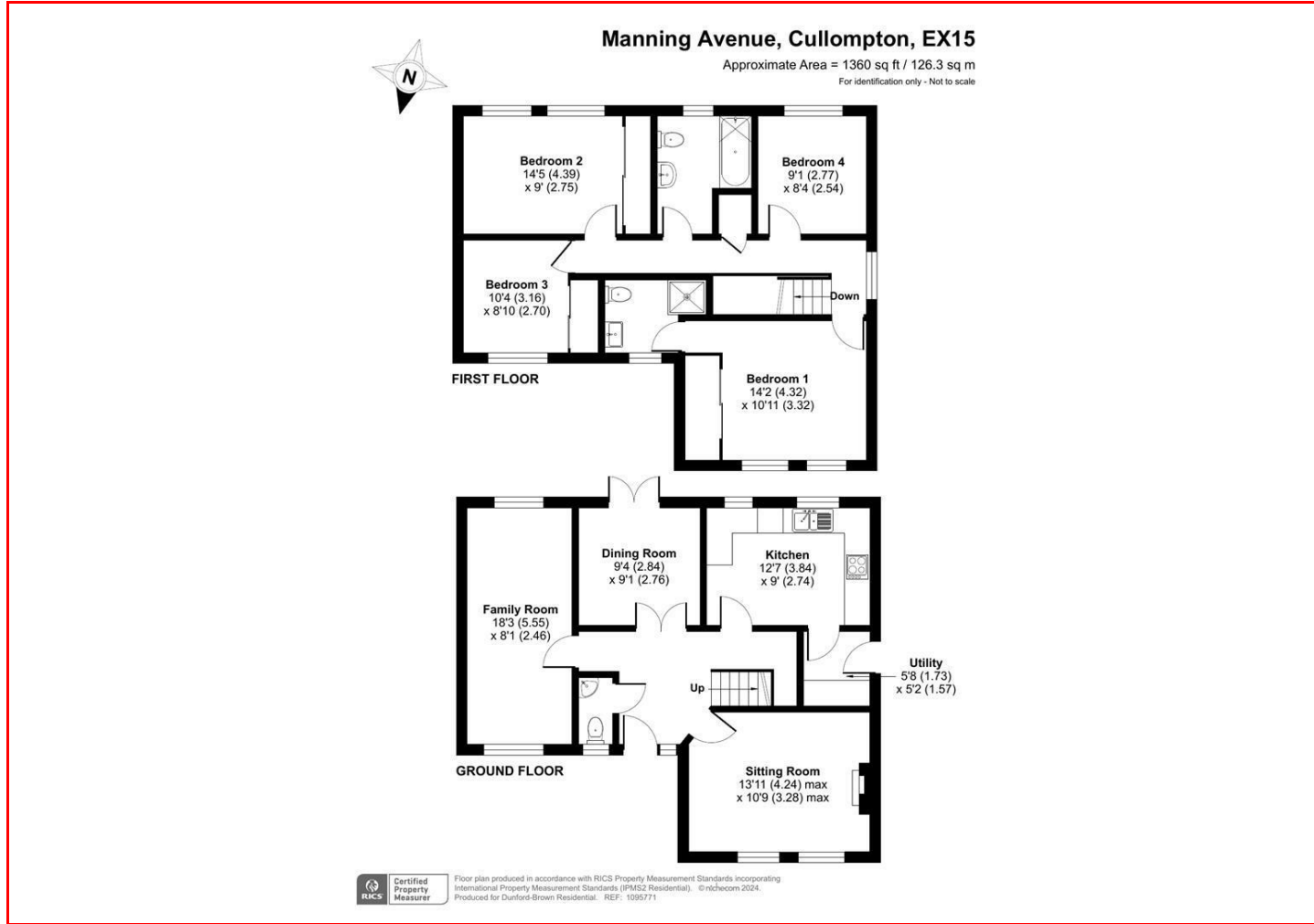
Outside, the property has a fenced rear garden area divided by brick surrounds into zones of tiles, coloured slate chippings, and grass with raised beds to the rear and a garden shed. It features two decked seating areas, one with a charming pergola that can be accessed directly from the dining room and a second with integrated raised beds located to the rear of the garden. There is side access from the garden to the drive.





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.

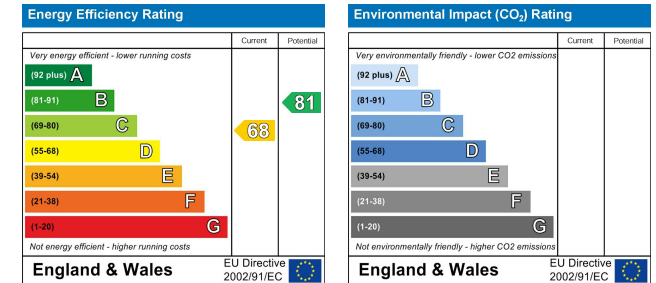
Floor Plans



Location Map



Energy Performance Graph



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.