



10 Archers Close, Cullompton EX15 1FA



welcome to

10 Archers Close, Cullompton

Situated close to the town centre amenities is this well presented first floor apartment for the over 60's. Located in a very smart block with a lift. Benefiting from two double bedrooms, a well appointed kitchen and a lounge/dining room and a modern shower room. NO ONWARD CHAIN.

Description

Situated in a tucked away position a short distance from town is this well presented first floor apartment. The apartment is accessed through a secure entrance door with telephone entry system, the communal entrance hall area is a very modern, you can take the stairs or a lift to the first floor where number 10 can be found. A private front door opens into a welcoming hallway which is spacious. Doors lead to all rooms. The Kitchen/dining/living space is a good size and benefits from a very modern fitted kitchen. This room is lovely and light with a window and Juliet balcony. There are two double bedrooms which are both front aspects. Completing the accommodation is a modern shower room with a large walk in shower. Externally is a communal garden area, drying area, bin area and parking. This property is heated by gas central heating and is double glazed.

NO ONWARD CHAIN.

Entrance

Secure entrance with telephone entry system, stairs and lift lead to first floor where you will find this flat.

Entrance Hall

Private door to spacious hallway, doors to all rooms, loft access, large walk in storage cupboard and radiator.

Lounge

17' 5" x 11' 8" (5.31m x 3.56m)

Double doors to Juliet balcony, opening to kitchen and space for a table. Two radiators, TV and telephone points.

Kitchen

11' 8" x 5' 5" (3.56m x 1.65m)

Double window to rear and opening to lounge. The kitchen is equipped with a range of wall and base units with work top over. Stainless steel 1 bowl sink and drainer, splash back, built in cooker and hob. Wall hung central heating boiler. Space for fridge/ freezer and washing machine.





Bedroom One

16' 1" x 8' 3" (4.90m x 2.51m)
Double glazed window to front, radiator, telephone and TV points.

Bedroom Two

13' 3" x 8' 1" (4.04m x 2.46m)
Double glazed window to front. Radiator.

Shower Room

Wash hand basin, large walk-in shower cubicle, heated towel rail, shaver point

Rear Garden

Communal garden with washing line.

Parking

Residence Parking

Leasehold Information

Ground Rent Approx £125.00 per Annum

Service Charge Approx £1800.00
per Annum

Agents Note

This development is for the Over 60's

Services

Mains electric, gas, water and drainage

Council Tax Band B

Location

Cullompton is the perfect location for commuting, being within quick access to Junction 28 of the M5 and Tiverton Parkway is close by. Cullompton has a good range of shops, including Tesco, Aldi, Costa and Home Bargains supermarkets. There is also a library, community centre and doctor's surgery and veterinary practice.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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10 Archers Close, Cullompton

- Well Presented Over 60's Apartment
- Two Double Bedrooms
- Modern Kitchen/Diner/Living Room
- Communal Garden
- Council Tax Band B

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£125,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT105162 - 0006

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