



Cuxhaven Colebrooke Lane, Cullompton EX15 1PB



welcome to

Cuxhaven Colebrooke Lane, Cullompton

Offering spacious accommodation throughout is this four bedroom detached family home located in Cullompton. In brief the accommodation comprises of a modern kitchen, two receptions rooms, master with en-suite, family bathroom, cloakroom and utility room. Garage & off road parking.

Description

Located in Cullompton is this well presented family home offering spacious accommodation throughout. Situated off Colebrooke Lane the property is set back and a driveway to the front provides parking for ample cars.

Upon entering the property you are welcomed into the entrance hall where there are doors to the cloakroom and utility room. The utility also provides access to the garage.

The modern fitted kitchen is front aspect and is well equipped with a range of wall and base units. From here a door leads into a side porch, the current owners currently house their dishwasher and fridge/freezer here.

The lounge is light and airy being dual aspect and enjoys views over the rear garden. The dining room is also dual aspect with patio doors leading onto the garden.

Side Entrance

Wooden door leading into the entrance hall. Space for a washing machine and fridge/freezer, power and lighting.

Entrance Hall

UPVC door to side.

Cloakroom

Double glazed window to side. Wash hand basin, WC, radiator.

Inner Hall

7' 7" Max x 8' 10" Max (2.31m Max x 2.69m Max)

Doors to all rooms, Opening through to the dining room, stairs to first floor.

Lounge

11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to rear and side,

Dining Room

14' 11" x 10' 11" (4.55m x 3.33m)

Double glazed window to side. Feature fireplace, radiator, patio doors opening out to the rear garden.





Kitchen

14' 4" Max x 7' 9" Max (4.37m Max x 2.36m Max)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, five ring gas hob with extractor hood and built in electric oven, radiator.

Utility

11' 2" x 4' 8" (3.40m x 1.42m)
Double glazed window to front and side. Space and plumbing for a washing machine, radiator, wooden door leading in to the garage.

Landing

Stairs from ground floor. Doors to all rooms, access to loft.

Bedroom One

21' Max x 11' 2" Max (6.40m Max x 3.40m Max)
Double glazed windows to front and side. Built in wardrobes, television and telephone points, radiator.

En -Suite

Double glazed window to side. Wash hand basin, WC, shower cubicle, heated towel rail, shaver point, spot lights.

Bedroom Two

11' 4" Max x 10' 8" Max (3.45m Max x 3.25m Max)
Double glazed windows to side and rear. Radiator.

Bedroom Three

13' 4" Max x 10' 11" Max (4.06m Max x 3.33m Max)
Double glazed windows to rear and side. Radiator.

Bedroom Four

7' 8" Max x 9' 5" Max (2.34m Max x 2.87m Max)
Double glazed windows to front and side. Radiator.

Bathroom

The modern white suite comprises of a wash hand basin, WC, corner bath, part tiled. built in cupboard, extractor fan, spot lights.

Driveway

To the front of the property driveway which the neighbours have a right of way over, garage and parking to the side of the garage, gate to garden.

Rear Garden

The rear garden is laid mainly to lawn, with some mature trees, there is also a hard standing area and a gravel bed

Garage

15' 8" Max x 11' 8" Max (4.78m Max x 3.56m Max)
The garage has an up and over door with power and lighting. Window to front and door to side. Wall hung boiler.

Services

Mains electric, gas, water and drainage.

Council Tax Band D

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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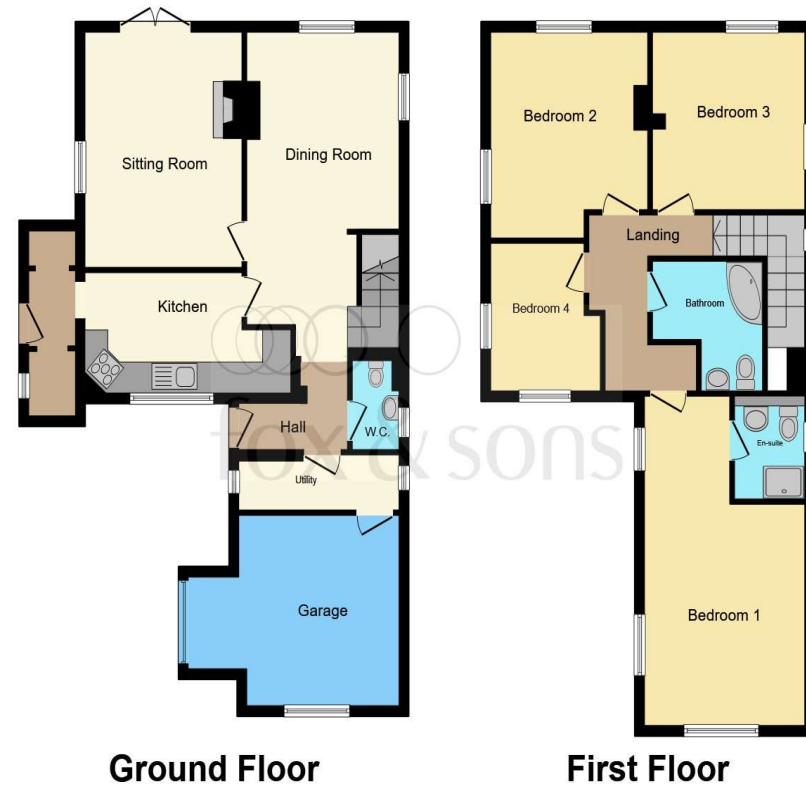
Cuxhaven Colebrooke Lane, Cullompton

- Four Bedroom Detached Family Home
- Modern Kitchen
- Large Master Bedroom with En-suite
- Two Reception Rooms
- Council Tax Band D

Tenure: Freehold EPC Rating: D

guide price

£425,000



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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16
6AH



fox-and-sons.co.uk