



Raleigh Drive, Cullompton EX15 1FZ

welcome to

Raleigh Drive, Cullompton

A great first time buy! This two bedroom home benefits from a rear facing modern kitchen with space for a table and a door out to the garden. There is a lounge and cloakroom also on the ground floor. Upstairs are two bedrooms and a family bathroom. Enclosed garden, garage & off road parking.

Description

Viewing is advised of this well presented two bedroom property located within a cul de sac position within Raleigh drive in Cullompton. Upon approaching the property is a front door which leads into a cosy lounge which is front facing. To the rear of the property a superb kitchen/diner overlooking the rear garden. Completing the downstairs accommodation is a cloakroom and handy storage cupboard. Upstairs you will find two double bedrooms, one of which is a double, and a modern family bathroom.

Externally there is a rear enclosed garden, this is low maintenance and presented over two tiers. There is a patio area perfect for entertaining and a pathway providing access to the garage. This property benefits from a single garage and a parking space in front. **Viewing is highly recommended so book your viewing today by calling us on 01884 256041.**

Lounge

12' Max x 12' 1" Max (3.66m Max x 3.68m Max)
Door to front opening into the lounge. Television point, stairs to first floor and door to kitchen.

Kitchen

12' Max x 11' 8" Max (3.66m Max x 3.56m Max)
Double glazed window and door to rear. The modern fitted kitchen has a range of wall and base units with work surfaces over, 1 bowl sink and drainer, fridge/.freezer, space for dining table and washing machine. Gas hob, electric oven, radiator and wall hung boiler.

Cloakroom

Wash hand basin, WC, radiator and extractor fan.





Landing

Stairs from ground floor, doors to all rooms.

Loft Space

The loft is boarded and has a ladder.

Bedroom One

12' 1" x 9' 4" (3.68m x 2.84m)

Double window to front, radiator and TV point.

Bedroom Two

12' 1" x 7' 6" Max (3.68m x 2.29m Max)

Double glazed window to rear, radiator, TV and telephone points.

Bathroom

Wash hand basin, WC,

Rear Garden

To the rear of the property is an enclosed garden

Parking

Off road parking in front of the garage.

Garage

19' 4" x 9' 10" (5.89m x 3.00m)

Door to rear to provide access to garden. Roller garage door.

Services

Mains electric, gas, water and drainage

Council Tax Band B

Management Charge

The Management Fee is Approx £265.00 per Annum

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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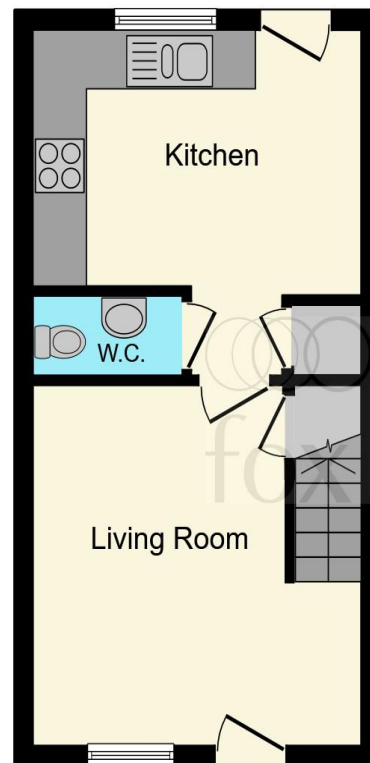
Raleigh Drive, Cullompton

- Two Bedrooms
- Modern Kitchen/Diner
- Front Aspect Lounge
- Cloakroom & Family Bathroom
- Council Tax Band B

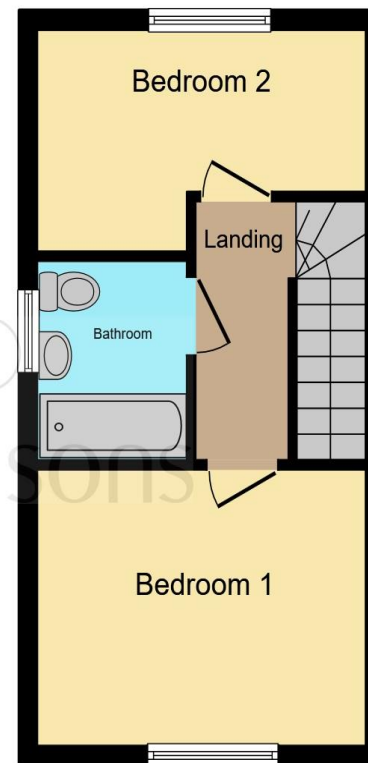
Tenure: Freehold EPC Rating: C

guide price

£220,000



Ground Floor



First Floor

Total floor area 53.8 m² (580 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT105251 - 0005

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