



**Exeter Hill, Cullompton EX15 1DJ**

**welcome to**

## **Exeter Hill, Cullompton**

Conveniently situated is this well presented three bedroom family home. Viewing is recommended to appreciate the character and size of this property. The accommodation briefly comprises of a modern kitchen/ breakfast room, dual aspect lounge, cloakroom, modern bathroom and garden.

### **Description**

Move straight in to this fantastic period home which is conveniently situated in the heart of Cullompton. The accommodation comprises of an entrance porch leading into a small hallway, there is a spacious dual aspect lounge with an attractive feature fireplace. There is plenty of space for a dining room table and storage under the stairs. The modern kitchen is to the rear and also provides space for a dining table, a stable door gives access to the rear enclosed courtyard garden. On the first floor are two double bedrooms and a good size single. Completed by a modern bathroom.

Externally, the garden to the rear is enclosed and is easy to maintain with patio slabs and a small decked area. Previously the current owners used this as parking.

### **Entrance Porch**

Wooden door to front opening in to the entrance hall.

### **Entrance Hall**

Door to front door opening into the lounge.

### **Lounge/Diner**

18' 9" Max x 13' 8" ( 5.71m Max x 4.17m )

Window to front and side. This dual aspect lounge has a lovely feature fire place, two radiators, space for a table, staircase, under stairs cupboard, stairs to first floor. Door to hallway.

### **Cloakroom**

WC, wash hand basin, tiled splash back

### **Kitchen/Breakfast Room**

12' 2" Max x 9' 7" Max ( 3.71m Max x 2.92m Max )

Window to side, stable door to garden. The fitted kitchen has a range of wall and base units with work surfaces over, stainless steel one and half bowl sink and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for washing machine, space for fridge freezer, central heating boiler.







### **Landing**

Stairs from ground floor. Access to loft space doors to all rooms.

### **Bedroom One**

11' 8" x 9' 4" Plus door recess ( 3.56m x 2.84m Plus door recess )

Window to front, television, radiator

### **Bedroom Two**

11' 9" Max x 9' 11" Max ( 3.58m Max x 3.02m Max )

Window to side, radiator

### **Bedroom Three**

10' 7" Max x 6' 8" ( 3.23m Max x 2.03m )

Window to side, cupboard over stairs, radiator

### **Bathroom**

Window to front, part tiled, WC, bath with shower over, wash hand basin, extractor fan, heated towel rail

### **Rear Garden**

Paved garden with small decked area for seating. Previously used by the owners to park one car.



### **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 doctors surgery and veterinary practice

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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## Exeter Hill, Cullompton

- Well Presented Three Bedroom End of Terrace Family Home
- Modern Kitchen/Breakfast Room
- Good Size Dual Aspect Lounge
- Cloakroom
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in excess of

**£200,000**



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