



Exeter Road, Cullompton EX15 1DZ

welcome to

Exeter Road, Cullompton

Beautifully presented and deceptively spacious three double bedroom family home, in central Cullompton, with NO ONWARD CHAIN. Ready to move into, this property briefly comprises of three reception rooms, open plan kitchen/ diner, rear garden courtyard. Garage and Driveway Parking.

Description

Set back from Exeter Road, in central Cullompton, this late 1800s property offers spacious accommodation throughout, and is in excellent decorative order. The characterful house retains many original features typical of the time, such as bedroom fireplaces and picture rails throughout. Approached via a small private lane and set back from the main road in a cul-de-sac position. The main entrance to the double fronted property leads into a welcoming entrance hall, with a large dining/reception room with bay window, to the left. The main living area, also with bay window, plus a feature fireplace/log-burner, to the right. Both reception rooms are light, bright, and welcoming spaces in excellent decorative order. The hallway leads to a third smaller reception area, perfect for a home office/study space. The kitchen is a superb size and well-equipped, has a dividing breakfast bar, and access to the private courtyard garden. Access to the driveway and garage is through the back kitchen door. Upstairs are three double bedrooms. The two at the front of the house, have bay windows and are particularly large and light. The third bedroom is a good-size good-sized double with plenty of built in storage. The family bathroom has recently been fitted with a large walk-in shower. The house is in lovely decorative order throughout and is ready to move into. There is also potential to add a small shower room/toilet downstairs with plumbing already available. Access to the driveway and garage is through the back kitchen door. The garage has power and light. There is off-road parking for up to three cars on the block-pave driveway and to the front of the property. To fully appreciate this unique property, early viewing is advised.

Entrance Porch

Door opening into the hallway. Doors to all rooms. Under stairs cupboard, radiator, stairs to first floor.

Lounge

13' 8" x 12' 10" Max (4.17m x 3.91m Max)
Double glazed bay window to front. Feature fireplace with log burner, radiator.

Dining Room

12' 9" x 12' Max (3.89m x 3.66m Max)
Double glazed bay window to front. Radiator.

Study

7' 6" x 9' 7" (2.29m x 2.92m)
Double glazed window to rear. Radiator.

Kitchen/Breakfast Room

19' 2" Max x 13' 7" Max (5.84m Max x 4.14m Max)
Double glazed window to side. The light and roomy kitchen-diner has a wide range of wall and base units for storage, with work surfaces throughout. One and a half bowl sink with drainer, space for cooker, fridge, freezer and plumbed for washing machine. A feature breakfast bar with granite tiling and storage below, defines the separate spaces of kitchen and dining/breakfast areas, and provides a useful servicing platform. Plenty of room for a table and chairs seating six. Window and door onto pretty and private courtyard garden, with space for bistro table and chairs. Door to plumbed area ready for potential development into shower room. Back door to block-paved driveway and garage.





Shower Room

Wash hand basin, WC, walk in shower cubicle, vanity unit.

Landing

Stairs from ground floor. Doors to all rooms.

Bedroom One

16' 10" Max x 12' 10" Max (5.13m Max x 3.91m Max)
Double glazed bay window to front. Feature fire place, over stairs cupboard, picture rails, radiator.

Bedroom Two

12' 11" Max x 12' 8" Max (3.94m Max x 3.86m Max)
Double glazed bay window to front. Feature fireplace, picture rails, radiator.

Bedroom Three

10' 10" Max x 9' Max (3.30m Max x 2.74m Max)
Double glazed window to rear. Built in wardrobes, radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath.

Rear Garden

The rear enclosed garden has a patio area, outside tap, steps to a raised area with flower beds.

Garage

Doors to front. There are multiple power points and lighting.

Parking

Parking in front of garage

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 doctors surgery and veterinary practice

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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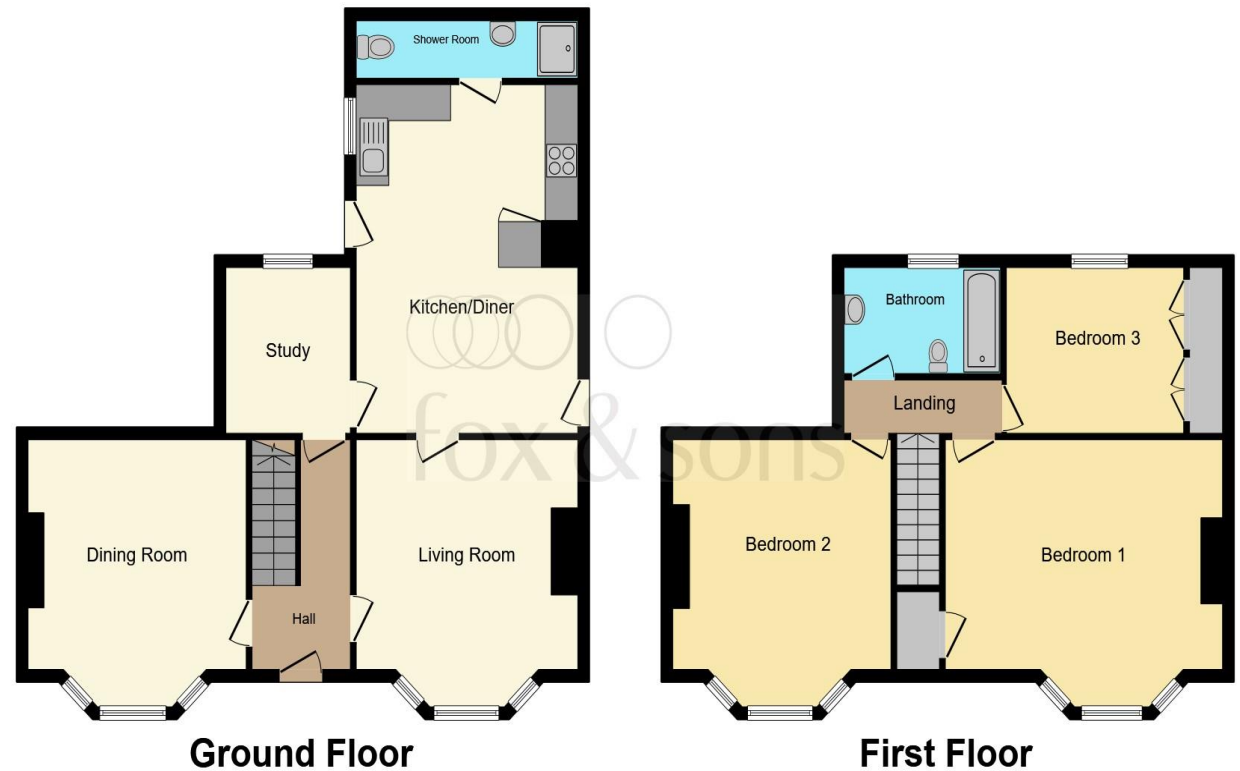
Exeter Road, Cullompton

- Beautifully Presented Three Double Bedroom Family Home
- Three Reception Rooms
- Large Open Plan Kitchen/ Diner
- Garage & Off Road Parking
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



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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