



Bilbie Close, Cullompton EX15 1LG

welcome to

Bilbie Close, Cullompton

A superbly presented three bedroom semi detached home located at the end of a cul de sac. In brief there is a spacious lounge, modern kitchen and conservatory. Two double bedrooms and a single, modern bathroom. Front and Rear gardens, garage and off-road parking. Viewing is highly advised.

Description

Located at the end of a cul-de-sac backing onto an open green space, is this spacious three bedroom semi-detached home. Tucked away with parking and garage, yet a stone's throw from the town centre. This beautifully presented home boasts a welcoming atmosphere and modern upgrades, making it an ideal choice for families and professionals alike.

A few steps lead down to the front door, as you step inside, you're greeted by a spacious lounge which is front facing. The modern kitchen is thoughtfully designed and offers functionality alongside style, perfect for culinary enthusiasts. One of the standout features of this home is the conservatory extension at the rear, bathed in natural light and seamlessly connecting to the outdoor spaces, making it a delightful spot to enjoy the serene surroundings.

This property consists of three generously sized bedrooms, providing ample space for family, guests, or a dedicated home office. Recently updated, the shower room enhances the home's appeal with its fresh, contemporary finishes. The combination of gas central heating and UPVC double glazing ensures comfort throughout the seasons.

Outside, the rear garden is a real feature being fully enclosed for privacy, from here you can enjoy the open green space beyond the garden. The garden features decking that flows down to lawn. A charming shingle path leads to a small patio area, perfect for enjoying a morning coffee or evening gatherings.

The garden extends to the side, offering additional patio space and a convenient garden shed for storage. You'll also find an outside tap and gated side access, adding to the home's functionality.

The property includes a garage and driveway, providing ample off-road parking, and the opportunity to extend the house further (subject to planning permission) is an enticing prospect for those looking to create their dream home. With the local Aldi just a short footpath away, everyday conveniences are within easy reach.

Entrance Hall

Door to front. Radiator.

Lounge

16' x 11' 3" Max (4.88m x 3.43m Max)

Double glazed window to front. Under stairs cupboard housing the wall hung boiler, radiator.

Kitchen

14' 1" x 8' 9" (4.29m x 2.67m)

Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl Belfast sink and drainer with extractor hood, space for cooker and washing machine. Patio doors to rear.

Conservatory

11' 3" x 9' 8" (3.43m x 2.95m)

Patio doors to rear.





Landing

Double glazed window to side. Stairs from ground floor, built in cupboard, loft hatch.

Bedroom One

14' 6" Max x 8' 6" (4.42m Max x 2.59m)
Double glazed window to front. Radiator.

Bedroom Two

10' 6" Max x 8' 6" (3.20m Max x 2.59m)
Double glazed window to rear. Radiator.

Bedroom Three

9' 2" x 5' 10" (2.79m x 1.78m)
Double glazed window to front. Radiator.

Shower Room

Double glazed window to rear. wash hand basin, WC, shower cubicle, heated towel rail, extractor fan.

Loft Space

The loft is insulated with partial boarding. No ladder.

Front Garden

To the front of the property there is a parking space, steps down to the front door and side access to the rear garden, flower beds.

Rear Garden

The rear enclosed garden is laid to lawn with a patio area, decking, views over a green area, side access to the front of the property.

Garage

The garage is in a separate block. Up and over door.

Services

Mains electric, gas, water, and drainage.

Council Tax Band C

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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welcome to

Bilbie Close, Cullompton

- Three Bedroom Semi Detached House
- Spacious Lounge
- Modern Kitchen/ Diner & Conservatory
- Front & Rear Gardens
- Driveway & Garage

Tenure: Freehold EPC Rating: C

guide price

£250,000



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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