



Craddock Cottages, Craddock Cullompton EX15 3LH

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Craddock Cottages, Craddock Cullompton

Discover this three bedroom end of terrace cottage located in Craddock near Uffculme. In brief the accommodation includes a spacious lounge with log burner. Kitchen, Dining Room & Utility Room. Three bedrooms & a family bathrooms. Spacious rear garden and off-road parking. NO ONWARD CHAIN.

Description

Located in Craddock you will find this charming cottage which is offered to the market with onward chain. On approaching the property is a driveway providing off road parking for two cars. Upon opening the front door is a useful porch area which leads into the lounge. The front facing lounge is spacious with exposed beams and a wood burning stove. This flows through to the dining room with double doors that lead out to the rear garden. The kitchen is appointed with a range of wall and base units. Completing the ground floor is a utility room and cloakroom. Upstairs you will find three bedrooms, two of which are double bedrooms. These are serviced by a family bathroom. Externally this property has a spacious garden which is laid to lawn with fields adjoining. There is also a brick-built storage shed. This property is heated by an air source heat pump along with solar panels. Craddock lies within the Uffculme School Catchment.

Entrance Hall

Door to front. Single glazed windows to front and side. stairs to first floor, under stairs cupboard, radiator.

Cloakroom

Wash hand basin, WC, extractor fan.

Lounge

15' 4" Max x 17' (4.67m Max x 5.18m)

Single glazed window to front with secondary glazing. Feature fire place with wood burner, two radiators.

Dining Room

8' 2" x 8' 5" (2.49m x 2.57m)

Double doors opening out to rear garden. Radiator.

Kitchen

6' 8" x 10' 8" (2.03m x 3.25m)

Single glazed window to side with secondary glazing. The kitchen has a range of wall base units with work surfaces over, sink and drainer, tiled splash back, space for cooker and dishwasher.

Utility

8' 3" Max x 6' 4" Max (2.51m Max x 1.93m Max)

Door to side. Single glazed window to rear with secondary glazing. Space for washing machine, tumble dryer and fridge/freezer, storage cupboard.





Landing

Stairs from ground floor. Single glazed window to front with secondary glazing. Cupboard housing heat pump, loft hatch, doors to all rooms.

Bedroom One

10' x 10' 2" (3.05m x 3.10m)
Single glazed window to front with secondary glazing. Radiator.

Bedroom Two

9' 9" x 7' 6" (2.97m x 2.29m)
Single glazed window to rear with secondary glazing. Radiator.

Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m)
Single glazed window to side with secondary glazing. Radiator.

Bathroom

Single glazed window to rear with secondary glazing. Wash hand basin, WC, bath with shower attachment and electric shower, electric heater, part tiled, radiator.

Front Garden

To the front of the property there is off road parking.

Rear Garden

The rear garden is laid mainly to lawn, water tap and solar panels.



Agents Note

Please note the solar panels are owned outright. The Septic tank does not meet the current regulations. There is a right of way across the back of the garden to the front of property.

Services

Mains electric, water
Cesspit
Heating: Solar Panels & Air source heat pump
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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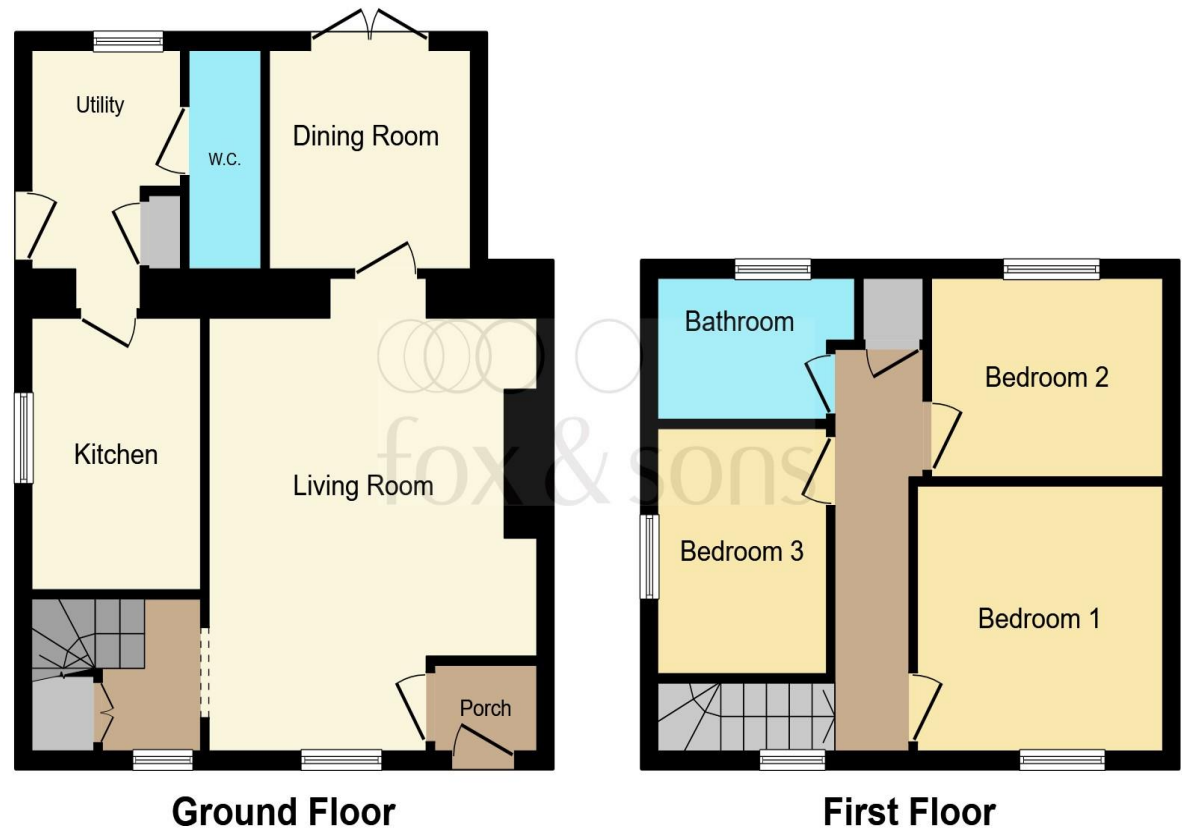
Craddock Cottages, Craddock Cullompton

- End of Terrace Three Bedroom Cottage
- Lounge with Wood burner
- Kitchen & Dining Room
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

guide price

£350,000



Ground Floor

First Floor

Total floor area 83.7 m² (901 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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