



Higher Street, Cullompton EX15 1AJ

welcome to

Higher Street, Cullompton

Discover this mid terraced cottage which is located in Cullompton. There is a spacious lounge with inglenook fire place housing a wood burner. To the rear is a sociable kitchen/diner. There are three bedrooms, a family bathroom & en-suit shower room. Externally there is a large garden to the rear

Description

With an abundance of character and charm this mid terraced property offers comfortable living accommodation throughout. Upon opening the front door you are greeted by a spacious hall way that leads to the rear of the property. To the front is a spacious lounge with a large inglenook fireplace which houses a wood burning stove. These room has exposed beams. An opening lead to the kitchen/diner which is rear facing. This truly is the heart of the home, being a very sociable space. The tasteful modern kitchen suits the style of the property, with space for appliances and an inglenook fireplace housing the cooker. The dining area is just off the kitchen and gives space for a dining table, whilst double doors open to the garden. Upstairs there are three generous bedrooms, the largest with an en-suite shower room. These rooms have exposed beams and one with a fireplace. There is a family bathroom which could benefit from modernisation. Completing the first floor is a mezzanine with a velux style window, this could work well for storage or perhaps as an office space. Externally this property benefits from a large rear garden. The property is heated via gas Central heating. Viewing is advised to appreciate this property in full. NO ONWARD CHAIN.

Entrance Hall

Door opening into the hallway, doors to lounge, kitchen and rear door, radiator.

Lounge

15' 7" x 13' 2" (4.75m x 4.01m)

Single glazed window to front. Feature fireplace with wood burner, telephone point, under stairs cupboard, doors to stairs and kitchen.

Kitchen/Diner

26' Max x 9' 7" Max (7.92m Max x 2.92m Max)

Double glazed window to rear. The kitchen has a range of wall and base units' with work surfaces over, one and a half bowl sink and drainer, space for cooker, fridge/freezer, dish washer and washing machine, cupboard housing the boiler, two radiators, spotlights, open through to dining area, patio doors to rear.





Landing

Stairs from ground floor, two storage cupboards, radiator, doors to all rooms. Mezzanine with velux style window. Exposed Beams.

Bedroom One

11' 7" x 12' 4" (3.53m x 3.76m)
Double glazed window to rear. Walk in wardrobe, television and telephone points, radiator.

En-Suite

Wash hand basin, WC, shower, shaver point

Bedroom Two

12' 6" x 10' (3.81m x 3.05m)
Single glazed sash window to front. Radiator.

Bedroom Three

11' 11" Max x 10' 1" Max (3.63m Max x 3.07m Max)
Double glazed window to rear. Storage cupboard, radiator. Please note there is restricted head height in this room.

Bathroom

Single glazed window to rear. Wash hand basin, WC, bath with shower attachment, heated towel rail, extractor fan.

Rear Garden

To the rear of the property is a small patio area with a stone chip, steps lead up to the lawn area.



Vendors Comments

"The property is believed to date back to the medieval times and was part of a Hall House. The entrance hallway is a historic timbered cross passageway."

Services

Mains electric, gas, water and drainage.

Council Tax Band B

Location

Cullompton, a picturesque market town in Devon, offers a range of local facilities that cater to both residents and visitors. The town boasts a variety of independent shops, a bustling weekly market, and essential services such as schools, a health centre, and a public library, all set against the backdrop of beautiful rural scenery.

Office Hours

Monday - Friday 9am - 5.30pm

Saturday - 9am - 2pm

Sundays - Closed



view this property online fox-and-sons.co.uk/Property/TVT105386



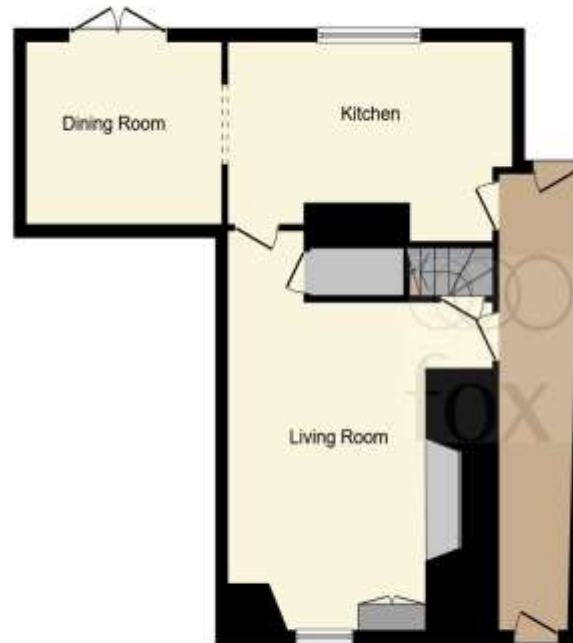
welcome to

Higher Street, Cullompton

- Mid Terraced Cottage
- Lounge with wood burner & exposed beams
- Kitchen/Diner
- Three Bedrooms
- Mezzanine with storage space

Tenure: Freehold EPC Rating: D

£240,000



Ground Floor



First Floor

Total floor area 124.8 m² (1,343 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.localagent.com

view this property online fox-and-sons.co.uk/Property/TVT105386



Property Ref:
TVT105386 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk