



St. Andrews Estate, Cullompton EX15 1HY

welcome to

St. Andrews Estate, Cullompton

This end of terrace home is ideally located close to the town centre of Cullompton. The property offers a bright and inviting lounge, a spacious modern kitchen with dining area, and a generous utility room. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Large garden

Description

Viewing is advised of this well proportioned three bedroom home which is ideally located just a stone's throw from Cullompton town centre. The property offers a light and bright lounge with a fireplace. There is a spacious modern kitchen with dining area, and a generous utility room. Upstairs, you'll find three well-proportioned bedrooms, including a master with countryside views, as well as a family bathroom. Outside, the home benefits from a private, south-facing courtyard garden, plus a large, enclosed lawned garden opposite, complete with a shed, greenhouse, and mature trees. Convenient on-street parking and pedestrian footpath access add to the appeal. Don't delay, call Fox & Sons today!

Entrance Porch

UPVC front door with glazed insets opens into the entrance hall.

Entrance Hall

Door to lounge and stairs to first floor.

Lounge

11' 4" x 13' 8" (3.45m x 4.17m)

Double glazed window to front with views over Cullompton and surrounding area. There is a feature fireplace housing an electric fire, television point, radiator.

Kitchen/Diner

9' 6" x 16' 11" (2.90m x 5.16m)

Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, the kitchen also benefits from a built-in double oven and hob with tiled splash back and extractor fan space for fridge/freezer, under stairs storage, radiator, door through to the utility.

Utility

11' 7" x 6' 6" (3.53m x 1.98m)

Wall hung boiler, space and plumbing for washing machine, radiator, lean to conservatory roof, half glazed door to rear garden.





Landing

Stairs from the ground floor, doors to all rooms.

Bedroom One

11' 6" x 8' 11" Max (3.51m x 2.72m Max)
Double Glazed window to front. Radiator.

Bedroom Two

9' 7" x 9' 6" (2.92m x 2.90m)
Double glazed window to rear. Radiator.

Bedroom Three

9' 5" x 9' 10" (2.87m x 3.00m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. The bathroom has a white suite comprising of wash hand basin, WC, bath with shower over and glass shower screen, built in cupboard, ladder style towel rail.

Front Garden

To the front of the property is an enclosed courtyard garden with gated access to a pedestrian footpath. Opposite is a gate to the garden which is laid mainly to lawn with a patio area, garden shed and greenhouse.

Rear Garden

To the rear is a courtyard with access to the road and on street parking.

Parking

On street parking is available.

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- 6pm
Saturday- 9am- 4pm
Sundays - Closed



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welcome to

St. Andrews Estate, Cullompton

- Three Bedroom End of Terrace
- Kitchen/Diner
- Utility Room
- Lounge with Fireplace
- Large Garden

Tenure: Freehold EPC Rating: D

guide price

£220,000



Ground Floor

First Floor

Total floor area 78.9 sq.m. (849 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT105608 - 0003

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