

St. Andrews Estate, Cullompton EX15 1HY



## welcome to

## St. Andrews Estate, Cullompton

This end of terraace home is ideally located close to the town centr 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 portioned 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" ( $3.45m \times 4.17m$ ) 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"  $\hat{x}$  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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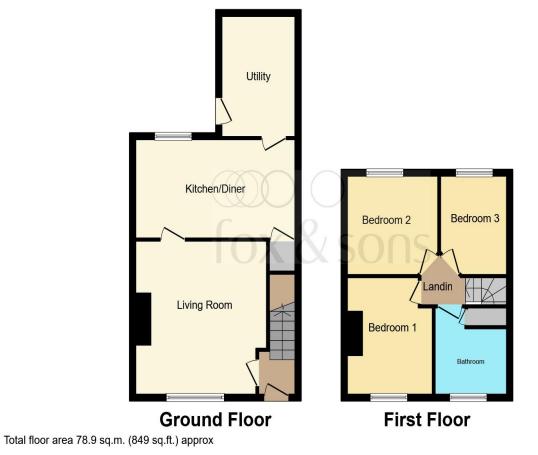
# St. Andrews Estate, Cullompton

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

Tenure: Freehold EPC Rating: D

guide price

£220,000



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