



Culm Lea, Cullompton EX15 1NJ

welcome to

Culm Lea, Cullompton

Viewing is advised of this well presented two-bedroom home which has been recently decorated throughout. In brief there is a modern kitchen/diner and spacious lounge. Two double bedrooms and a shower room. Front and Rear gardens, off road parking & a garage. NO ONWARD CHAIN.

Description

is this two bedroom end of terrace home. On opening the front door is a small hallway with stairs leading to the first floor. The front facing lounge is spacious, to the rear is a modern fitted kitchen which overlooks the rear garden. The kitchen has space for a small dining table. Upstairs you will find two double bedrooms and a modern shower room. This property is double glazed and is heated by a gas central heating boiler. Outside there is a great garden which is mainly lawn. There is a rear gate which leads to the garage and parking. This property has been recently painted throughout and is ready to occupy.

Offered to the market with NO ONWARD CHAIN

Entrance Hall

Door to lounge. Stairs to first floor, radiator.

Lounge

13' 5" Max x 10' 9" Max (4.09m Max x 3.28m Max)
Double glazed window to front. Television point, radiator.

Kitchen/ Diner

13' 10" x 7' 6" (4.22m x 2.29m)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, half bowl sink and drainer, tiled splash back, space for cooker and fridge/freezer, under stairs cupboard housing the boiler, radiator, double glazed rear door.



**Landing**

Stairs from ground floor. Storage cupboard, loft hatch, doors to all rooms.

Bedroom One

13' 10" Max x 10' 1" Max (4.22m Max x 3.07m Max)
Double glazed window to front, Radiator.

Bedroom Two

11' Max x 6' 11" Max (3.35m Max x 2.11m Max)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, electric shower, wall cabinet, part splash back panels and part tiling, extractor fan.

Front Garden

The front garden is mainly laid to lawn with a stone chipped area.

Rera Garden

The rear garden is mainly laid to lawn with a concrete area, side access to the front and rear access to the parking.

Parking**Services**

Mains electric, gas, water Na 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
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welcome to

Culm Lea, Cullompton

- Two Bedroom Home
- Kitchen/Diner
- Front & Rear Gardens
- Garage & Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£220,000



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