

Victoria Terrace, Cullompton EX15 1DQ



welcome to

Victoria Terrace, Cullompton

Offered to the market with NO ONWARD CHAIN is this period two bedroom terrace home which is well presented throughout. The accommodation briefly comprises of a lounge, Modern Kitchen/diner, two bedrooms and a family bathroom. Viewing is advised.

Description

Offered to the market with NO ONWARD CHAIN is this two-bedroom terrace home, which is located in the centre of Cullompton. On entering the property is a small hallway with stairs leading to the first floor and access to the lounge. The front aspect lounge is cosy and leads to the Kitchen/Diner which is modern. Upstairs there are two bedrooms and a family bathroom. This property would make a great first home or would be suitable for investors.

Entrance Hall

UPVC front door. Stairs to first floor, door to lounge.

Lounge

15' 1" x 10' 1" (4.60m x 3.07m) Single glazed window to front. Window seat, television point, door to kitchen.

Kitchen/diner

13' 2" x 9' 9" (4.01m x 2.97m)

Single glazed window to rear. The property has a modern kitchen with a range of wall and base units with work surfaces over, stainless steel single sink and drainer, built in electric oven and hob with extractor fan and splash back, built in fridge freezer, space and plumbing for washing machine, wall hung gas central heating boiler, tile splash back, under stairs cupboard, radiator.









Landing

Storage cupboard, doors to all rooms.

Bedroom One

11' 11" x 10' 1" (3.63m x 3.07m) Single glazed window to front. Built in wardrobe, radiator.

Bedroom Two

10' x 8' (3.05m x 2.44m) Single glazed window to rear. Radiator.

Bathroom

Single glazed window to rear. Wash hand basin, WC, bath with shower over, radiator.

Services

Mains electricity, gas, water & sewerage.

Council Tax Band A

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- 5.30pm Saturday- 9am- 2pm Sundays - Closed





welcome to

Victoria Terrace, Cullompton

- Mid Terrace Character Home
- Modern Kitchen/ Diner
- Two Spacious Bedrooms
- Family Bathroom
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

quide price

£160,000



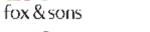
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/TVT103133



Property Ref: TVT103133 - 0005 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 quidance 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.







01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk

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.