



Shortlands Road, Cullompton EX15 1HL

welcome to

Shortlands Road, Cullompton

Located in a cul de sac position not far from the centre of Cullompton is this fantastic bungalow. In brief the accommodation include, a spacious lounge, one double bedroom and shower room. Modern fitted kitchen & utility space. Bar room, rear enclosed garden. Driveway parking. NO ONWARD CHAIN

Located in a cul de sac position not far from the centre of Cullompton is this fantastic bungalow which is offered to the market with no onward chain. In brief the accommodation includes, a spacious lounge which is front aspect. One double bedroom and a modern shower room. There is a modern fitted kitchen with breakfast bar & utility space. There is also a study and a bar room and rear enclosed garden. The property further benefits from driveway parking aswell as allocated parking.

Entrance Hall

Door to front. Opening to lounge and kitchen area. Door to bathroom. Radiator and USB plugs.

Lounge

13' 4" Max x 10' 3" (4.06m Max x 3.12m)
Double glazed window to front and door into bedroom. Two integrated storage units, radiator, TV point and USB sockets. Light with fan.

Kitchen

9' 10" x 9' 11" Max (3.00m x 3.02m Max)
Two double glazed windows to rear and double glazed door to rear. The kitchen is equipped from a range of wall and base units with worktop over. One 1/2 bowl sink & drainer, partially tiled splashback and breakfast bar. Integrated oven, induction hob and extractor fan. Space for fridge/freezer, radiator wall hung boiler and built in pantry cupboard.

Utility Room

4' 11" x 6' 5" (1.50m x 1.96m)
Double glazed windows to side, rear and front. Door to access passage and door to garden.

Bedroom One

10' 3" x 9' 11" (3.12m x 3.02m)
Double glazed window to rear. Built in wardrobes and built in airing cupboard. Radiator, light with fan and loft hatch.

Bathroom

Double glazed window to front. Wash hand basin, WC, bath with shower, radiator and partially tiled.

Covered Bar Area

6' 4" x 15' 11" (1.93m x 4.85m)
Two double glazed windows to rear. Built in bar, gate to garden.

Rear Garden

The tiered rear garden is fully enclosed and private. Five steps lead up to a stoned area and patio. Two further steps lead to a partial turf area and decking area with seating. Shed and two ponds.

Parking

Off Road Parking spaces to front.





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welcome to

Shortlands Road, Cullompton

- One Bedroom Bungalow
- Driveway & Allocated Parking
- Large Lounge
- Modern Kitchen
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£200,000



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

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