



New Street, Cullompton EX15 1HA

welcome to

New Street, Cullompton

An exceptionally well presented character cottage, tucked away close to the centre of Cullompton. In brief there are two double bedrooms and a family bathroom. Modern fitted kitchen, cosy dining room and large lounge with vaulted ceilings. Private enclosed garden and summer house. NO ONWARD CHAIN.

Description

Tucked away, not far from the centre of Cullompton just off of New Street you will find Piglet Cottage. Occupying a private position accessed via foot. This property offers the perfect blend of modern living with original character and charm. On opening the front door you are greeted by a cosy breakfast / dining room with a log burning stove. The fitted Oak kitchen is well appointed and has granite worktops. The lounge is a real show stopper! With vaulted ceilings there is a hearth there should you wish to add a wood burning stove. Plenty of windows flood light in this room making it bright and airy. Patio doors provide access to the private garden. Completing the ground floor is a modern family bathroom. The first floor offers two double bedrooms, one with built in wardrobes the other with space for free standing wardrobes. The main bedroom further benefits from a cosy window seat. Outside, there is a super private garden which is a great spot for entertaining. This property further benefits from a summer house/studio with power and light, ideal for those wishing to work from home. The wifi reaches across to this. This property is offered to the market with no onward chain.

Dining Room

10' 7" x 10' 10" (3.23m x 3.30m)
UPVC door to front and double glazed window.
Opening to kitchen. Wood burning stove, radiator.
Two steps up to lounge and stairs to first floor.

Lounge

14' 7" x 13' 11" (4.45m x 4.24m)

Three double glazed windows to front and one window to side, providing a light and airy room. Patio doors lead out to the garden. Vaulted ceiling and oak flooring.

Kitchen

8' 9" x 7' 5" (2.67m x 2.26m)

Double glazed window to front. The fitted oak kitchen is equipped with a range of wall and base units with granite worktops over. Belfast sink one and a half bowl with drainer, cooker, hob and extractor hood. Space for dishwasher, washing machine and two under counter fridges. Spotlights.

Bathroom

Double glazed window to rear. Bath with shower over, WC wash hand basin with vanity unit, radiator and cupboard housing the central heating boiler.





Landing

Doors to all rooms, loft access

Bedroom One

13' 9" x 9' 8" Max (4.19m x 2.95m Max)

Double glazed window to front. Cosy window seat, radiator.

Bedroom Two

11' x 10' 6" (3.35m x 3.20m)

Double glazed window to front. Built in wardrobes, radiator.

Front Garden

The front garden is situated across a shared pathway where you will find a summer house/studio. This has power and light which could be ideal for someone working from home.

Rear Garden

The rear enclosed garden is enclosed and private with a lawn area, patio area and borders. There is also a shed and a gate providing access to the front.

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.

Agents Note

The central heating boiler has a 5-year guarantee until November 2027. There is a 20-year Timber Treatment guarantee which was treated in September 2023. The chimney was swept May 2025.



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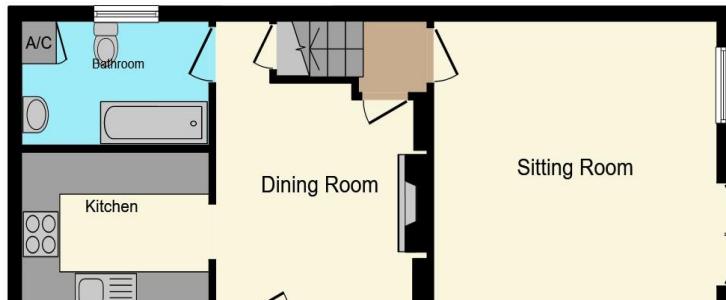
- Two Bedroom End of Terrace Cottage
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Cosy Dining/ Breakfast Room
- Large Light & Airy Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



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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TVT105830 - 0007

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