



Manitoba Gardens, Cullompton EX15 1EZ

welcome to

Manitoba Gardens, Cullompton

Situated on a corner plot you will find this well presented three bedroom detached bungalow. In brief the accommodation comprises of a modern kitchen/diner, spacious lounge with woodburner, family bathroom and a great third bedroom/ family room. Front & rear gardens. Off road parking and workshop.

Description

Offered to the market with NO ONWARD CHAIN is this detached bungalow occupying a corner plot with wraparound gardens, offering well-presented accommodation throughout. On entering the property into a welcoming entrance hall leads to a spacious dual-aspect lounge featuring a wood-burning stove and sliding doors opening onto a private patio area. The modern dual-aspect kitchen/diner is fitted with a range of wall and base units with space for a large dining table. The main bedroom is of a good size and has the benefit of built in wardrobes. The third bedroom is very versatile as it's currently used as a family room or lend itself well as a study. Completing the accommodation is a stylish shower room which includes a generous walk-in shower and a white suite.

Externally the enclosed garden features a private patio area, a pond, and greenhouse. To the front and side, lawns are bordered by mature shrubs and hedging. Along with two vegetable patches. The property further benefits from a driveway with parking for several vehicles and access to the timber workshop.

Entrance Hall

Doors to all rooms, radiator, cupboard housing the central heating boiler and another storage cupboard.

Lounge

14' 7" x 11' 11" (4.45m x 3.63m)

Double glazed window to front and double glazed sliding doors to side. Woodburning stove, radiator, spotlights, TV point.

Kitchen/ Diner

13' 11" x 11' 11" (4.24m x 3.63m)

Two double glazed windows to front and side. The kitchen is equipped with base units and worktop over. One and half bowl sink and drainer, splashback, extractor hood. Gas hob and electric cooker. Space for undercounter fridge and washing machine. Radiator.

Bedroom One

12' 5" x 9' 5" (3.78m x 2.87m)

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

Bedroom Two

8' 6" x 11' 11" (2.59m x 3.63m)

Double glazed to side, radiator.

Bedroom Three/ Family Room

8' 10" x 15' 10" (2.69m x 4.83m)

Double glazed window to side and double glazed sliding doors to front. Door to side, door through to kitchen. Spotlights, radiator. Loft hatch with built in ladder.





Bathroom

Double glazed window to side. Walk in shower, WC, wash hand basin, heated towel rail, partial aqua boarding, extractor fan.

Front Garden

The wrap around garden is mainly laid to lawn with shrubs, hedging and two vegetable patches.

Rear Garden

The front garden has a patio area, stones and shrubs. A pond, greenhouse and log store. Power points and outside tap. Large water tank.

Off Road Parking

Driveway Parking

Workshop

15' 10" x 7' 11" (4.83m x 2.41m)

Single glazed window to rear and double doors to the front. Single side door. Light and power.

Services

Mains gas, water, electric and drainage.



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Manitoba Gardens, Cullompton

- Three Bedroom Detached Bungalow
- Modern Kitchen/ Diner
- Spacious Lounge with Wood Burning Stove
- Corner Plot
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£350,000



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