



MANITOBA GARDENS

CULLOMPTON, EX15 1EZ



Robert Williams

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“ Three bedroom detached bungalow with super gardens on corner plot in a quiet residential area of Cullompton”.



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CULLOMPTON EX15 1EZ

An Immaculate three bedroom detached bungalow with delightful gardens plus extensive driveway parking & garage situated on a corner plot in a quiet residential street in the popular town of Cullompton. The property is being sold with no ongoing chain.

The Property-

The internal accommodation features a large modern fitted kitchen/diner, living room with feature log burner, three bedrooms and modern family shower room. Outside there is driveway parking for up to four cars and timber garage/workshop. The gardens are a real feature of the property and extend around the property due to the generous corner plot. Features of the garden area include vegetable patch, lawned area pond and multiple fruit trees including cherry, apple and damson.

The Location-

The popular market town of Cullompton offers a superb selection of local amenities and a good selection of educational options for all ages including Willowbank primary school located at the end of the road. With junction 28 of the M5 motorway close by, Cullompton has prominent commuter links with the Cathedral City of Exeter and the Somerset town of Taunton, and then onwards to Bristol. Approximately 5 miles north of town is the main line railway station of Tiverton Parkway.



3  bedrooms 1  bathrooms
1  receptions 4  car spaces

Local Authority: Mid Devon Council

Council Tax Band: D

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains electric water and drainage

Energy Efficiency Rating: D



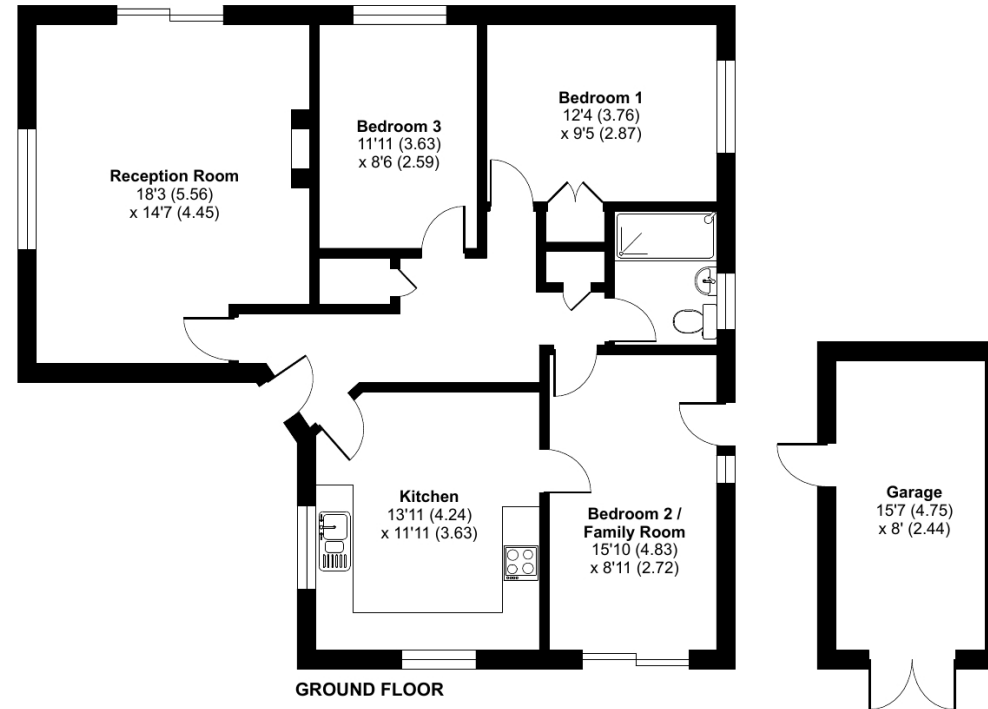
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Approximate Area = 998 sq ft / 92.7 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1221172



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.