

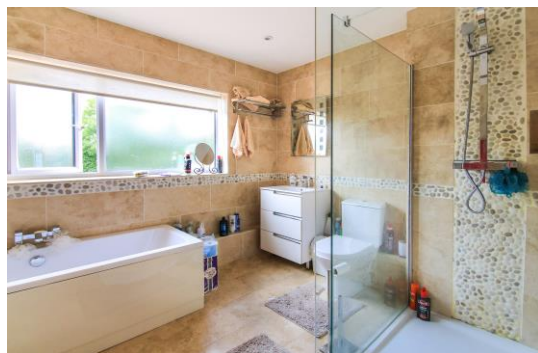


**Westcott**  
**Cullompton, EX15 1SA**

Guide Price £575,000

**Gao**  
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## MAIN FEATURES:

- Immaculately Presented Detached Bungalow
- Large Modern Fitted Kitchen with Dining Area & Separate Utility Room
- Spacious Living Room
- Master Bedroom with En-suite & Dressing Room
- Two Further Double Bedrooms & Bedroom/Study
- Modern Family Bathroom
- Beautifully Maintained Gardens with Large Fully Equipped Barn Providing Bar/Entertainment Room
- Ample Off Road Parking with Long Driveway & Carport

Located in the picturesque village of Westcott, this immaculately presented detached bungalow offers a blend of modern comfort and rural charm. Boasting a spacious layout, the property features a large modern fitted kitchen with a dining area, complemented by a separate utility room for added convenience. The generous living room provides an inviting space for relaxation and gatherings. The accommodation includes a luxurious master bedroom complete with an en-suite and dressing room, alongside two additional double bedrooms and a versatile bedroom/study, ideal for various family needs. A modern family bathroom caters to daily comfort and convenience. Outside, the property impresses with beautifully maintained gardens that surround the home, offering a serene retreat for outdoor enjoyment. A standout feature is the large fully equipped barn, transformed into a bar/entertainment room, perfect for hosting memorable gatherings with friends and family. Parking is ample with a long driveway leading to a convenient carport, ensuring plenty of space for vehicles.

Benefits of Living in Westcott epitomizes countryside living with its tranquil surroundings and community spirit. Residents enjoy easy access to local amenities and excellent transport links, making it ideal for both relaxation and practicality. The area is renowned for its scenic beauty, offering opportunities for outdoor activities such as walking, cycling, and exploring nearby attractions. This property presents a rare opportunity to own a home where modern comfort meets rural tranquility. Whether you're looking for a family residence or a peaceful retreat, this bungalow in Westcott, promises a lifestyle of comfort, convenience, and charm. Arrange a viewing today to experience the allure of this exceptional property firsthand. Contact our estate agents to make your dream of living in Westcott a reality.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

#### CHAIN BREAKER SERVICE:

This property comes with a Part-Exchange Option. If your current property isn't selling, ask us about Part-Exchange.

#### PAPERWORK READY:

Legal documents have been prepared for this property to prevent avoidable delays.

Viewings: By appointment. For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

#### We're Open:

8am – 8pm 7 days a week

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

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