



2 Hawthorn Close, Cullompton, EX15 1SL

Freehold

Asking Price £270,000

Council Tax Band - C

Situated in a sought after area of Cullompton, this THREE bedroomed family home provides spacious accommodation with the added benefit of good sized gardens front and rear as well as a garage in a block.

The accommodation comprises an entrance hall, cloakroom, lounge, modern kitchen/diner providing a wide range of cupboards and drawers under a wood effect worktop and space for a number of appliances. Upstairs, the accommodation continues to flow with a large main bedroom, large bedroom two overlooking the rear garden and a single bedroom three with a white suite family bathroom.

To the front of the property is a large lawn garden with a path leading to the front and side of the property whilst the rear garden has a large patio area along the rear of the property providing an ideal area for entertaining whilst the remainder of the garden is low maintenance and laid to gravel.

The property is situated within a ten minute walk of Cullompton's town centre where a wide range of schools, shops and services, and superstores are on offer. The M5 is nearby that offers links to Tiverton Parkway mainline station to London Paddington or the M5 motorway providing easy access to the city of Exeter and Exeter Airport.

Entrance Porch

Upon entering the property, you are greeted into the entrance hallway with wood effect laminate flooring, radiator, glazed door into living room and door into

Cloakroom

Modern white cloakroom suite comprising low level WC and pedestal wash hand basin. There is wood effect laminate flooring, radiator and obscure glazed window to the front elevation

Lounge



This spacious lounge benefits from a window to front elevation overlooking the front garden with partial countryside views beyond. There are stairs rising to the first floor landing with wooden display shelving and useful understairs cupboard, along with dual radiators, a television point and door into

Kitchen/Diner



This lovely naturally light room benefits from a window to the rear elevation and door leading out to the patio area. The modern kitchen comprises a range of base cupboards and drawers with worktop over with inset one and a quarter sink with mixer tap over. There are integrated appliances including four ring gas hob, electric oven and grill and fridge freezer alongside spaces for

washing machine and dishwasher. There are tiled splashbacks, a recirculating hood and matching wall mounted cupboards with one housing the Ideal Logic combi boiler.

First Floor Landing

with loft hatch and airing cupboard with shelving. Doors off to

Bedroom One



Window to the front elevation overlooking the front garden with partial countryside views, radiator and wood effect laminate flooring

Bedroom Two



Window to the rear elevation overlooking the rear garden with rooftop views to countryside, radiator and wood effect laminate flooring.

Bedroom Three



Window to the rear elevation overlooking the rear garden with rooftop views to countryside, radiator and wood effect laminate flooring.

Bathroom



Obscure glazed window to the front elevation. A modern white bathroom suite comprising a deep panelled bath with mixer tap and mains thermostatic shower over with glass bifold shower screen, low level WC and pedestal wash hand basin. There is tiled flooring and partially tiled walls along with an extractor fan and radiator.

Outside



To the front of the property there is a good sized garden which is mainly laid to lawn and enclosed by fencing. A slate style path leads from the parking area to the front door and continues around to the side gate.

The side path leads round to the rear enclosed garden which has been made low maintenance with a large patio area which is ideal for entertaining and enjoying the sunshine. The remainder of the garden has been laid to gravel with a flower bed border. To the rear of the garden is a storage shed.

On the other side of the cul de sac is a garage which is located in a block.

Services



Mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

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Agents Information



VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you

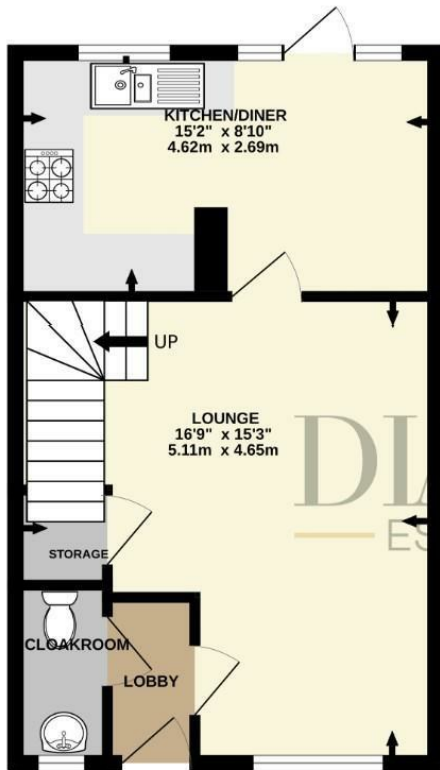
choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

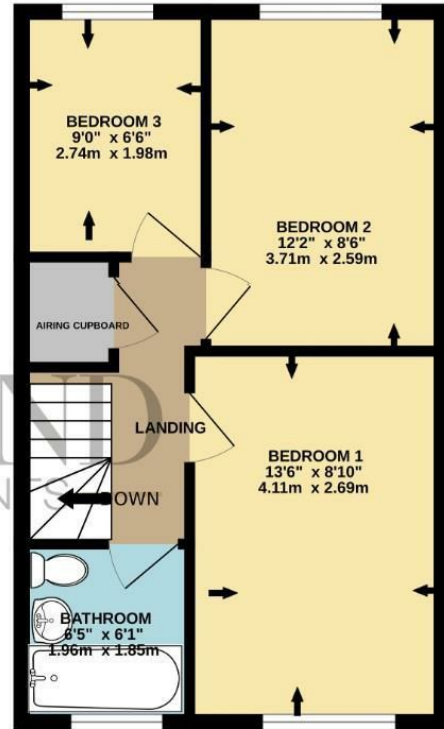
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



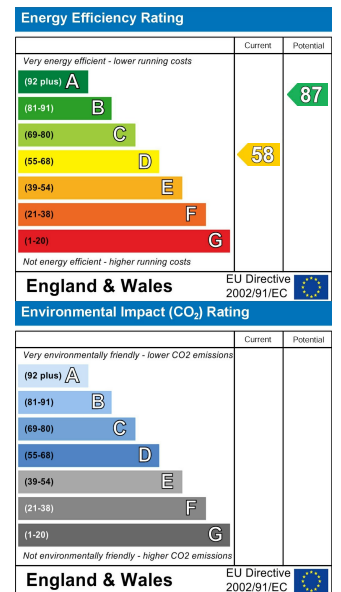
TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.