



22
Bullfinch Close, Cullompton, Devon

Price £290,000

SPACIOUS FAMILY HOME - A well presented THREE bedroom detached family home with garage and conservatory located within easy walking distance of schools and the town centre.

The accommodation comprises of an entrance porch leading into an entrance hall with stairs to first floor, cloakroom, sitting room with stunning feature multi fuel cast iron burner open plan with archway leading through to the dining room and conservatory, the modern fitted kitchen leads out to a rear entrance porch.

Upstairs the first floor accommodation offers a spacious landing space with airing cupboard and two large double bedrooms with built in wardrobes to bedroom two and three, and a white suite family shower room.

Outside, the rear garden is landscaped to provide a low maintenance garden area with seating area providing space for al-fresco dining leading to the garage. The front garden continues a low maintenance area with off road parking for two vehicles leading to the garage entrance.

Cullompton is a desirable town situated just off the M5, recently improved to offer a picturesque high street with a range of shops and restaurants and schools with sports clubs contributing to the area with talk of a new mainline station arriving to the town soon.

Exeter City Airport is within a 20 minute drive while Exeter City offers a wider range of shopping facilities. Tiverton currently offers Parkway Mainline station to Paddington London.



- Spacious Family Home
- Three Bedroom Detached
- Lounge with Stunning Multi Fuel Burner
 - Dining Room
 - Conservatory
- Modern Fitted Kitchen
- Claokroom and Shower Room
 - Garage with Drive
- Walk to Town Centre and Schools
 - Easy M5 Access

Entrance Porch

A uPVC double glazed construction with stained glass panel entrance door, leading to

Entrance Hall

A welcoming entrance space fitted with radiator and uPVC double glazed entrance door, coving, door leading to cloakroom, stairs leading to first floor landing with door leading to

Cloakroom

A white suite comprising of an enclosed cistern, wash hand basin with mixer tap with vanity storage cupboard under, part tiled, uPVC double glazed window to front aspect, consumer unit and radiator.

Sitting Room

An open plan living space offering a stunning multi fuel cast-iron fireplace with slate hearth and flue leading out, large storage cupboard under stairs, two radiators, coving, laminate wood flooring, uPVC double glazed window to front aspect with archway leading through to dining area.

Dining Room

Leading from the sitting room into a large dining room space with laminate wood flooring, coving, uPVC sliding patio doors to conservatory and door leading to.

Kitchen

Built with a modern range of units, comprising cupboards and drawers under a square edge worktop with a built in electric hob and matching eye level cupboards over, one and half bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, built in oven, tiled splash backs with tiled flooring and uPVC double glazed window and door to rear aspect leading out to the rear entrance porch.

Conservatory

An excellent addition with tiled flooring with uPVC double glazed windows and sliding patio door leading out to the rear garden.

Rear Entrance Porch

A uPVC construction with windows and door leading out to the landscape Garden.

First Floor Landing

An L-shaped landing space with uPVC double glazed window to side aspect, loft hatch leading to attic space with pull down ladder and part boarded and with light, cupboard housing a hot water cylinder and doors leading to.

Bedroom One

A double bedroom fitted with radiator and uPVC double glazed windows to front aspect.

Bedroom Two

A good sized double bedroom with built in wardrobes, radiator and uPVC double glazed window to rear aspect.

Bedroom Three

A large single bedroom with built-in wardrobes, radiator and uPVC double glazed window to front aspect.

Shower Room

A white suite comprising of a enclosed shower cubicle and shower fully tiled with part tiled walls, tab close, coupled, low-level WC, radiator, UPVC double glaze window to rear aspect and extractor fan.

Garage

Situated to the side of the property with a roller front door and door to garden, offering light and power.

Rear Garden

Pleasantly landscaped, offering a large area of single stone and pathways with pergolas, store shed and path leading to seating area, ideal for alfresco dining and a personal door leading to garage (with an electric up and over roller door) and driveway.

Front Garden

Offering a walled boundary with shingle stone flower beds and pathway leading to the entrance door and drive



providing off road parking leading to the garage and side access gate leading to the rear garden.

What3Words
blaze.catchers.photocopy
Services
Mains Gas, Electric, Water and Sewerage. There is fibre internet and the solar panels which are owned outright and bring in around £600 per year.

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>
Agent 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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.



Approx Gross Internal Area
89 sq m / 961 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.