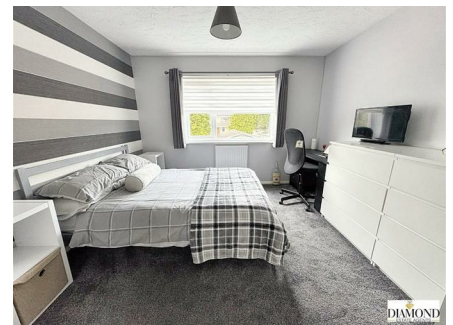




8 Mead Close, Cullompton, EX15 1RT

Freehold

Asking Price £170,000

Council Tax Band - B

Modern One Bedroomed Home in a Convenient Location - No Ongoing Chain!

This well presented one bedroom home offers bright and spacious open plan living and features dual aspect windows, laminate flooring throughout the ground floor and a stylish kitchen with an integrated oven and hob, wood effect worktops and spaces for appliances. A downstairs storage cupboard provides additional convenience.

Upstairs, the spacious double bedroom benefits from a large front facing window, a radiator, TV point and an airing cupboard with hanging space. The modern shower room includes a walk in shower with an electric unit, a wash basin, low level WC along with a heated towel rail and vinyl flooring with tiled splashbacks.

Externally, the low maintenance west facing garden features a brick built storage area. The property also benefits from allocated parking close to the home.

Situated within a ten minute walk of Cullompton town centre, the property enjoys easy access to schools, shops, supermarkets and essential services. The nearby M5 motorway connects to Tiverton Parkway mainline railway station for fast services to London Paddington and provides easy access to Exeter City Centre and Exeter Airport.

An ideal property for first time buyers, professionals or investors. An internal viewing is highly recommended to appreciate this superb home!

Accommodation

A Superb Modern One Bedroomed Home with Open Plan Living and Private Garden

Upon entering this well presented property, you are welcomed into a bright and spacious open plan lounge, kitchen and dining area featuring dual aspect windows that provide an abundance of natural light and overlook the garden. The ground floor benefits from stylish laminate flooring throughout along with two radiators as well as the staircase leading to the first floor landing. The lounge area offers both telephone and television points and flows seamlessly into the dining space and modern kitchen.

The contemporary kitchen is fitted with a range of base and wall mounted units with a wood effect worktop incorporating an integrated electric oven and hob as well as a stainless steel sink with mixer tap. There are spaces for a washing machine, fridge and freezer. Additional features include a tiled splashback, extractor hood and a wall mounted cupboard housing the gas combi boiler. A downstairs storage cupboard with shelving provides extra convenience.

Upstairs, the first floor landing leads to a modern shower room with a frosted window, a walk in shower with electric shower unit, wash basin and a low level WC. There is also a heated towel rail, and stylish vinyl flooring along with tiled splashbacks.

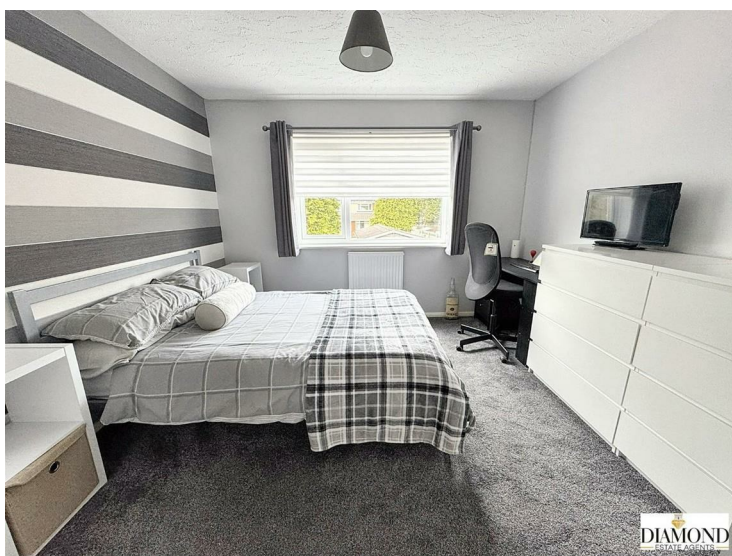
A spacious double bedroom with a large window to the front aspect, a radiator, a TV point, a loft hatch, and a cupboard with hanging space and slatted shelving.

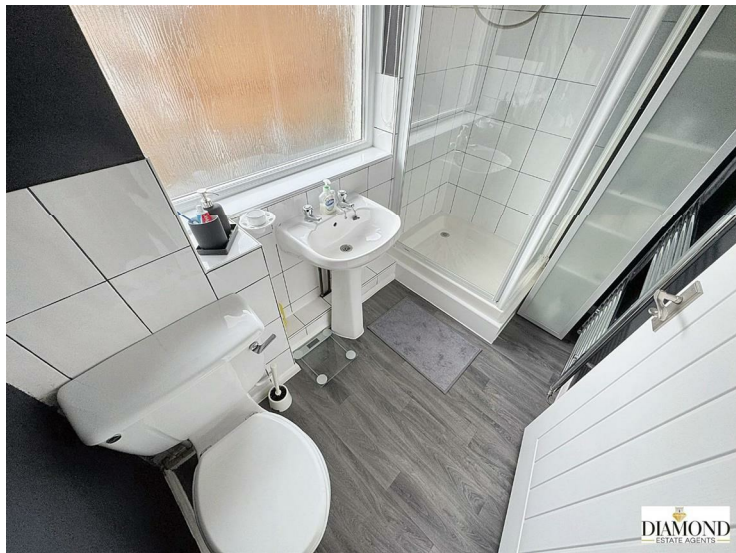
Externally, the property boasts a low maintenance west facing enclosed garden, complete with a brick built storage area ideal for recycling bins. There is allocated parking conveniently located close to the property.

The property is located in a Prime Location with Excellent Transport Links

The property is conveniently located within a ten minute walk of Cullompton town centre, offering a wide range of schools, shops, supermarkets and essential services. For commuters, the M5 motorway is easily accessible, providing direct links to Tiverton Parkway mainline station, with fast services to London Paddington as well as Exeter city centre and Exeter Airport.

This well connected location makes it ideal as a lock up and leave property or for first time buyers and investors alike.





What3words

///pictured.stems.fatigued

Agents Notes

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).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.



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.

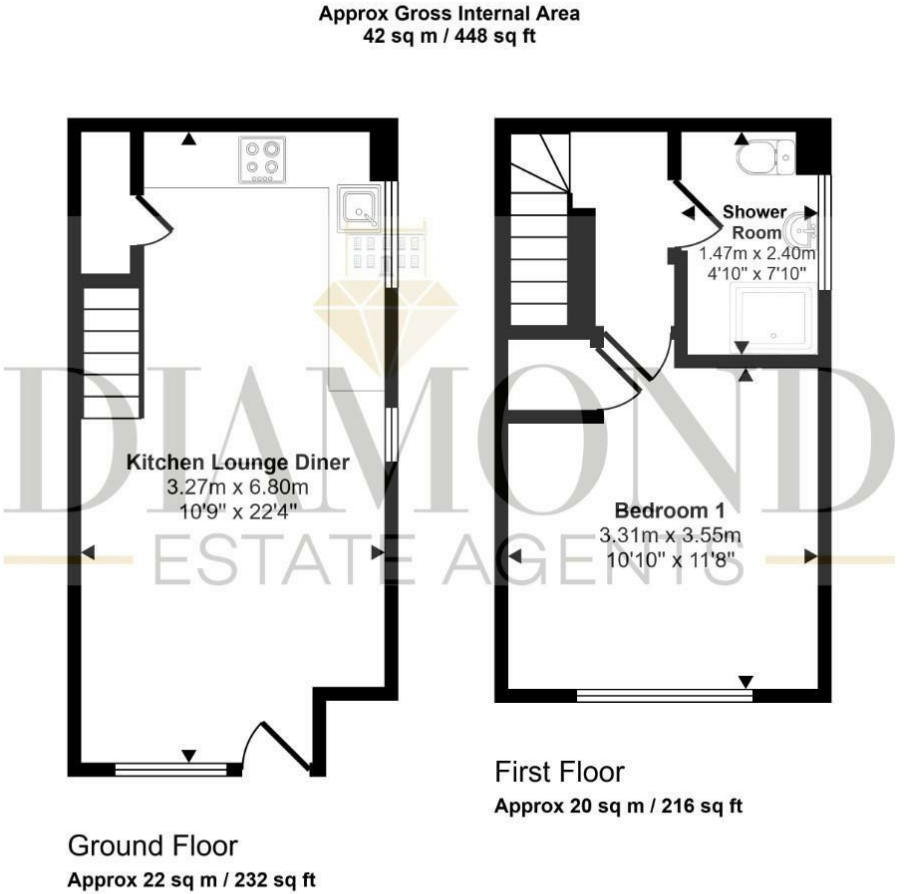


Services

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>

Floor Plan

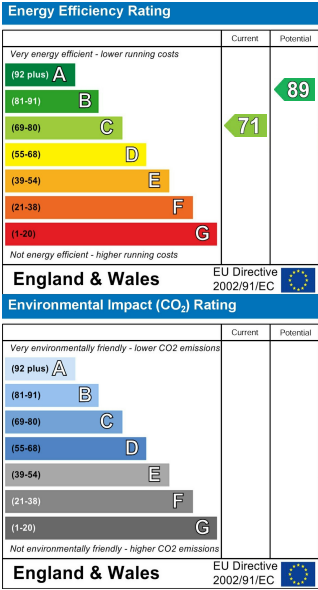


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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.