



2 Drake Close

Cullompton, Cullompton

Stylish 3-bed townhouse with countryside views, modern kitchen, open-plan living, conservatory, 2 double bedrooms, principal suite, south-westerly garden, and parking. Thriving Mid Devon community. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious entrance hallway with tiled flooring and access to principal ground floor rooms and staircase
- Modern fitted kitchen with wood effect worktops, gas hob, electric oven, and countryside views
- Open-plan lounge/diner with under-stairs storage and sliding doors to conservatory
- Light-filled conservatory/sunroom with access to the rear patio and garden
- Three well-proportioned bedrooms, including a top-floor principal suite with dressing area and en-suite
- Stylish family bathroom with bath, mains shower over, and contemporary fittings
- Low-maintenance front garden enclosed by metal railings for privacy and security
- Attractive south-westerly facing rear garden with patio, lawn, and additional seating area
- Allocated off-road parking and enclosed carport with rear access
- Far-reaching countryside views from front-facing rooms on upper floors



This beautifully presented three-bedroom townhouse offers stylish and flexible accommodation arranged over three floors, enjoying far-reaching countryside views and a sunny south-westerly facing rear garden. Ideal for families or professionals, the property combines modern design with practical features, all set within a thriving and well-connected Mid Devon community.

On the ground floor, you are welcomed into a bright entrance hallway with tiled flooring, leading to a modern cloakroom, a well-appointed kitchen, and a spacious open-plan lounge/diner. The kitchen overlooks the front garden and benefits from partial rural views. It features a range of base and wall units with wooden worktops, a gas hob, electric oven, and space for additional appliances. The open-plan lounge/diner at the rear is ideal for relaxing or entertaining, offering under-stairs storage and access to a conservatory via sliding patio doors. The conservatory adds an extra reception space, perfect for year-round use, with views and access to the garden.

The first floor hosts two double bedrooms and a contemporary family bathroom. Bedroom two enjoys a front-facing aspect with countryside views, while bedroom three overlooks the rear garden and includes built-in wardrobes, shelving, and media points. The modern bathroom is fitted with a white suite, including a panelled bath with shower over.

The second floor is dedicated to an impressive principal suite. This spacious double bedroom has panoramic views to the front and flows through to a private dressing area with a rear-facing window and radiator. The suite also includes a contemporary en-suite shower room, fitted with a corner shower, WC, wash basin, and modern tiling.

Externally, the property is equally appealing. The front garden is low-maintenance and enclosed by metal railings. The rear garden enjoys a sunny south-westerly aspect and features a paved patio ideal for outdoor dining, steps up to a lawned area, and an additional seating space with a shed. A rear gate provides access to a shared path that leads to the driveway, which includes an allocated parking space and an enclosed, covered carport.

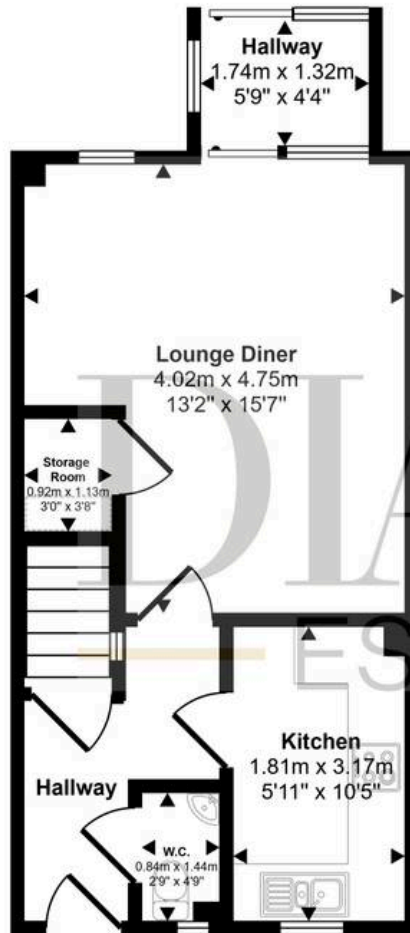
To find the property using what3words///incur.once.northward

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

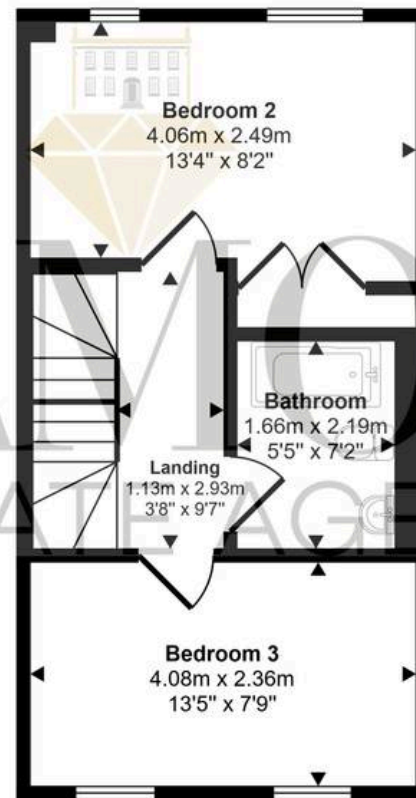




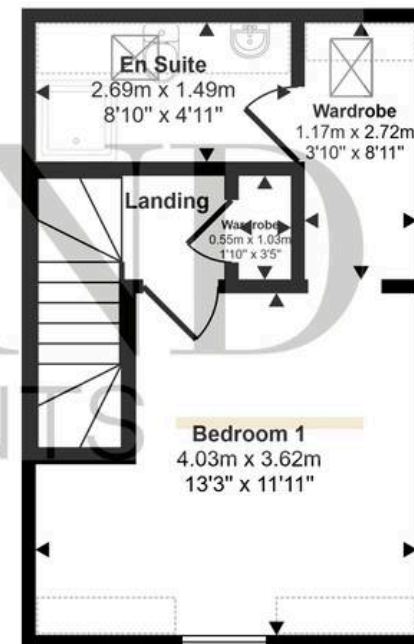
Approx Gross Internal Area
94 sq m / 1009 sq ft




Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 33 sq m / 354 sq ft



Second Floor
Approx 26 sq m / 280 sq ft

 Denotes head height below 1.5m

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.

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Situated in the heart of Cullompton, this property benefits from an excellent range of local amenities. The town offers a mix of independent and national retailers, including Veyseys, an award-winning butcher, Culm Florist, Tesco, Aldi, Home Bargains, and Costa. There's also a growing number of independent cafés and restaurants such as The Lime Tree, The Olive Well, and The Bakehouse. Cullompton also boasts a modern health centre, established doctor's surgeries, a community library and centre, churches, a veterinary practice, sports clubs, pubs, and various recreational facilities. Nature lovers will appreciate nearby walks along the town leat, the River Culm, and the picturesque surrounding countryside and lanes. Connectivity is another key strength. The property is ideally placed for commuters with easy access to Junction 28 of the M5 and the B3181 route through Broadclyst and Pinhoe into Exeter. Regular bus services run through the town, and both Tiverton Parkway and Honiton stations offer rail services to London Paddington and Waterloo, respectively. The popular Falcon coach service also stops in Cullompton, providing affordable travel between Plymouth and Bristol, including Bristol Airport. With its generous accommodation, landscaped garden, and prime location, this property offers an exceptional opportunity to enjoy both town and country living in one of Mid Devon's most accessible and community-focused towns.

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Guide Price **£260,000**