



. Earland Rise

. Earland Rise, Culmstock, Cullompton, EX15 3FY



M5 (J27) 5 miles : Wellington 6.5 miles :
Taunton 14 miles

A spacious high specification modern 4 bedroom detached property in a popular village location

- Modern Family Home
- 4 Bedrooms one with En-suite
- Sitting Room
- Stunning Kitchen/Dining Room
- Study
- Garden with Patio and Decking
- Double Garage and Parking
- Underfloor Heating to Ground Floor
- Uffculme Secondary School Catchment

Guide Price £650,000

SITUATION

9 Earland Rise is situated on the edge of the highly popular village, of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School. Offering a range of day to day facilities including public house/restaurant, church and village stores/cafe. For a greater selection the nearby village of Hemyock is within 2.5 miles with its doctors surgery and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

DESCRIPTION

A well appointed and beautifully presented detached modern property situated on a corner plot. The property was built to a high specification and comes with the remainder of a 10 year NHBC. The accommodation consists of a study, sitting room through to a stunning open plan kitchen/dining room, utility and cloakroom on the ground floor. On the first floor are four bedrooms, one with en-suite shower room and a family bathroom. Outside, the garden to the rear has a generous patio and a decked area. To the front is a spacious double garage.

ACCOMMODATION

The front door leads to the spacious entrance hall, with tiled floor throughout the ground floor, stairs rising to the first floor and a downstairs cloakroom. The sitting room has a window to the front and internal double doors to the dining room. Kitchen/Dining room with 2 sets of patio doors leading to the garden and patio area. The stunning spacious kitchen with modern wall and base units with quartz work surfaces over. There are integrated appliances, which include an induction hob with extractor over, 2 x double ovens, fridge/freezer and dishwasher with window over looking the garden. The utility has wall and base units. An inset sink unit, plumbing for a washing machine and tumble

dryer and a door to the garden. There is underfloor heating throughout the ground floor. To the first floor are four bedrooms and a family bathroom. The Master Bedroom has stylish built in wardrobes allowing for ample storage and countryside views. The en-suite comprises a shower, low level WC and wash hand basin with tiled back splash. The family bathroom comprises a panelled bath, shower cubicle, low level WC with wall mounted sink unit and tiled surround. All rooms upstairs have a pleasant aspect. The house loft is partially boarded out providing additional storage space.

OUTSIDE

The garden is mainly laid to lawn boasting a patio and two separated decked areas, ideal for alfresco dining and is enclosed by fencing. The front of the property is attractively laid out with steps to the front door with hedging and lawn. There is a driveway with parking for 2 cars and a spacious double garage.

SERVICES

Mains water, drainage and electricity. Air source heat pump for underfloor heating which makes the property very economical to run.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

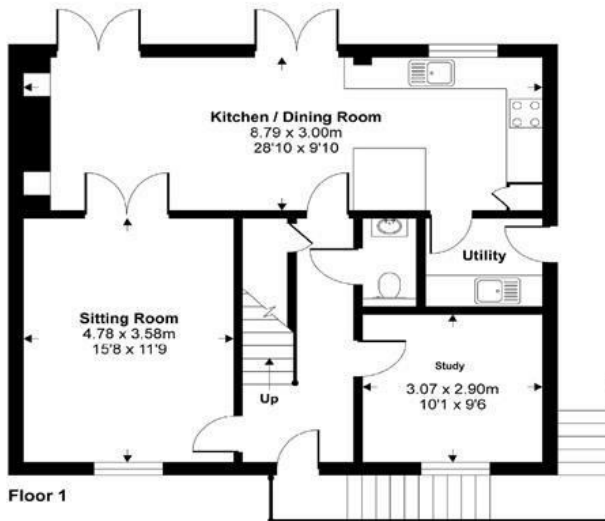
From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when in the village turn left into Hunters Hill at the sharp right hand bend with the primary school on your left. Continue up the hill and take the fourth turning right into Great Meadow. Follow the road round into Earland Rise until you reach a dead end, No 9 is on the right.



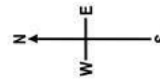
Total = 1901 sq ft / 176.6 sq m (includes garage)
For identification only - Not to scale



Floor 2



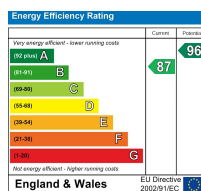
Floor 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2021. Produced for Stags. REF: 763900

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