

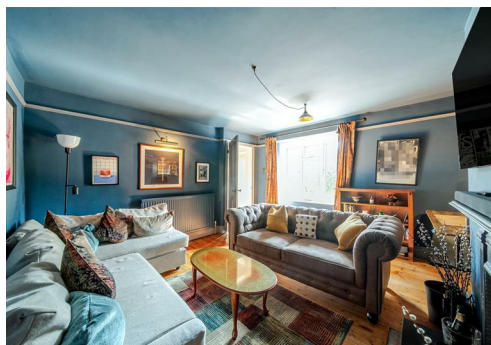


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Collingdale



Collingdale, Silver Street, Culmstock, Cullompton, EX15 3JE



M5 (j27) 5 miles - Wellington 6.5 miles -  
Taunton 14 miles - Exeter 24 miles

A three bedroom refurbished semi detached property set in village location with rear garden.

- Three Bedrooms
- Sitting Room & Dining Room
- Kitchen
- Family Bathroom
- Separate W.C
- Rear Garden
- Garage
- NO ONWARD CHAIN
- Council Tax Band D
- Freehold

Guide Price £425,000

### SITUATION

Situated on the edge of the highly popular village of Culmstock, in no through-road and sought after location. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School, 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

Collingdale has been refurbished by the current owners and offers a wealth of character and charm including stripped floorboards, fireplaces and large windows giving a light and airy feel. The accommodation comprises of an entrance hall, spacious sitting room, dining room with log burner and refitted kitchen. To the first floor are three bedrooms two of which are doubles and a family bathroom and with a separate W.C. Outside is a garage, store, outside w.c, greenhouse and pretty rear garden. The property is being offered for sale with no onward chain.

### ACCOMMODATION

Front door into the entrance hall with stairs to first floor, door on the left to the sitting room with open fireplace and window to front. Spacious dining room with understairs storage cupboard, fireplace with inset wood burner, window to front aspect. Door to the kitchen with a range of wall and base units with work surfaces over, island/breakfast bar, space for fridge/freezer, integrated oven with extractor fan over, floor mounted boiler, further shelves, dual aspect and door with steps leading down to the rear garden.

Stairs rising to the first floor with door to bedroom one, a spacious double with built in

wardrobes across one wall and a further cupboard with window to front aspect. Bedroom two is also a double room with window to front aspect and a built in storage cupboard. The third bedroom is a single with window to rear aspect. Family bathroom with bath, shower over and screen, wash hand basin and window to rear aspect. Separate W.C, with window to side aspect.

### OUTSIDE

The property is set back from the road, to the right hand side of the property is a shared access driveway with access to the garage and rear garden. The rear garden is mostly laid to lawn edged by mature planting and flower beds, with a decked area with outdoor power sockets ideal for entertaining or working outside, a perfect spot for dining. There is also a useful outbuilding, outside w.c and greenhouse.

### SERVICES

Mains electricity, drainage, water. LPG. Central heating oil boiler This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with EE, O2 & likely outside with EE, Vodafone, Three and O2(Ofcom). Current owners use Now TV.

### VIEWINGS

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

### DIRECTIONS

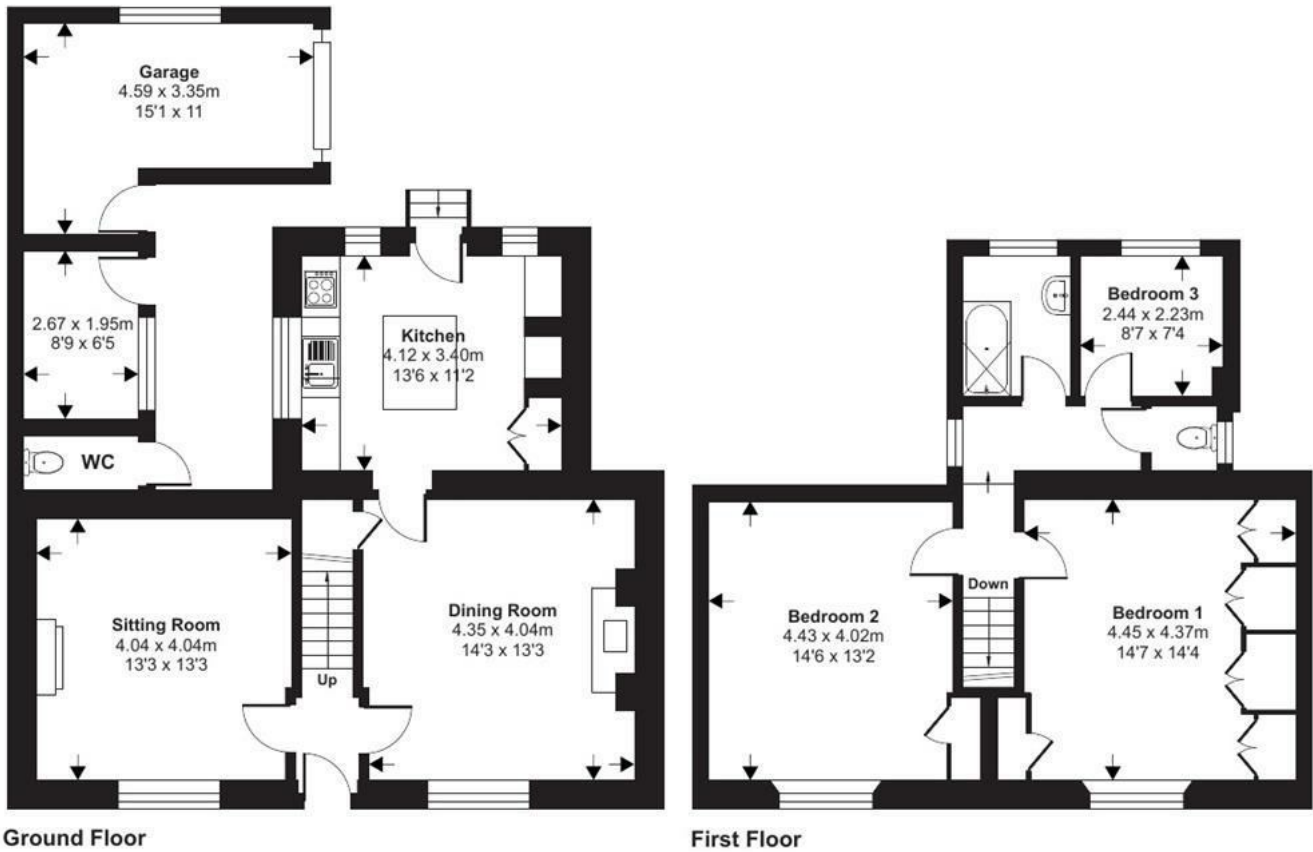
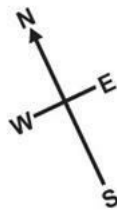
From junction 27 of the M5 motorway take the A38 towards Wellington. After approximately 2.5 miles turn right signposted Culmstock and continue down into the village. Follow the road round the sharp right hand bend with the primary school on your left and continue over the bridge, passing the village stores on the right hand side. At the staggered crossroads, take the right hand turning into Silver Street and Collingdale will be found half way down on the right hand side





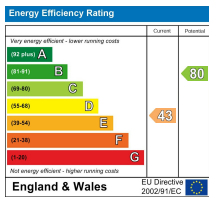


Approximate Area = 1214 sq ft / 112.7 sq m  
Garage = 134 sq ft / 12.4 sq m  
Outbuildings = 69 sq ft / 6.4 sq m  
Total = 1417 sq ft / 131.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1269773

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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