



Flat 35, Clarks Court High Street, Cullompton, EX15 1FB

Guide Price £150,000

- Lift & stairlift access to the top floor
- Second double bedroom
- Kitchen with integral appliances
- 24-hour aid call service
- Guest suite available for visitors
- Spacious principal bedroom
- Modern shower room with large walk-in shower
- Large sitting/dining room
- Established communal gardens for residents to enjoy
- Communal lounge, laundry and other facilities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

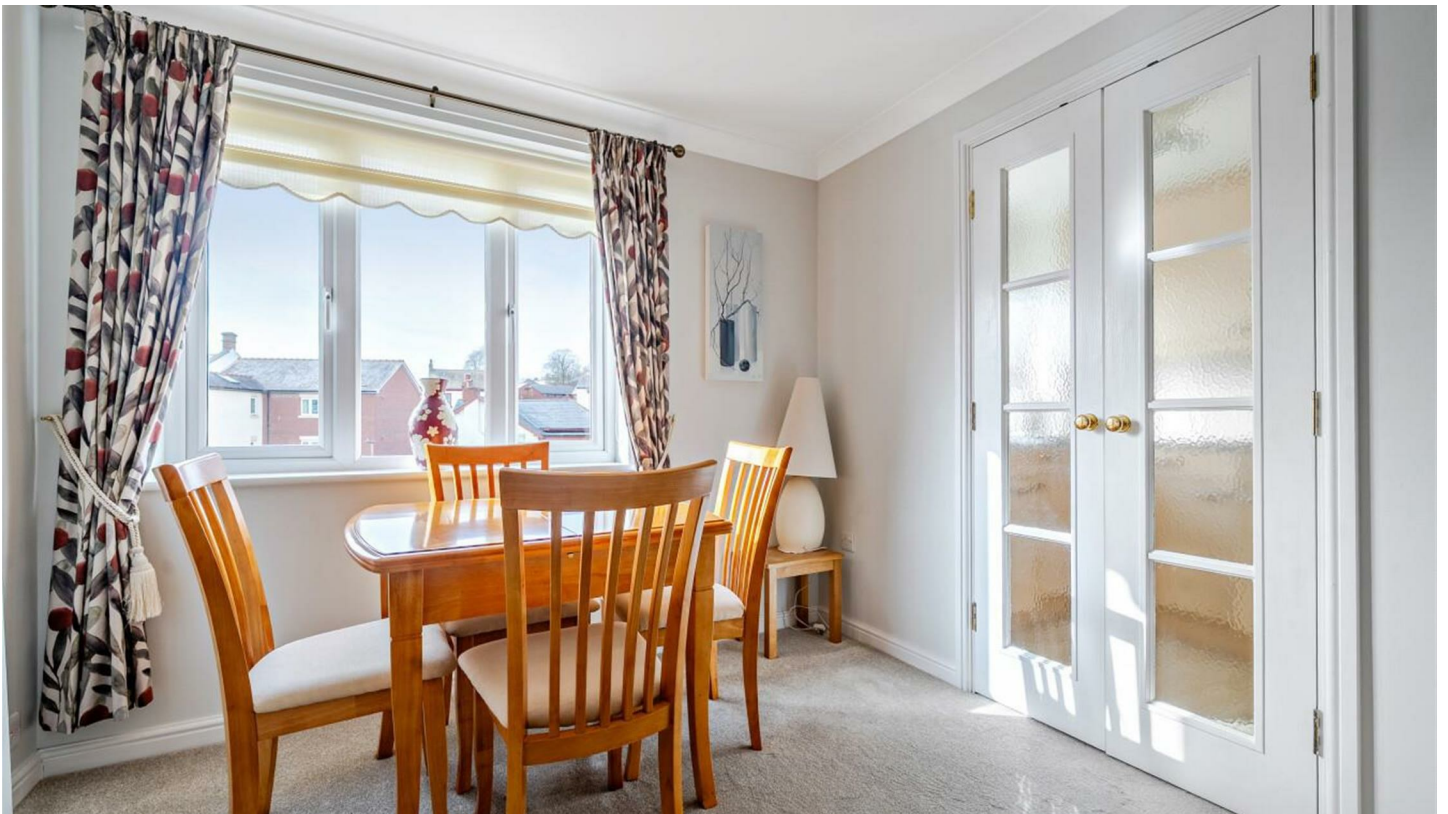


Clarks Court High Street, Cullompton EX15 1FB

Watch the Seddons' Video Tour This spacious penthouse retirement apartment is immaculately presented throughout affording a degree of seclusion with no neighbouring flats and being on the top floor. No onward chain.



Council Tax Band: B



LongDescription

Clarks Court is a modern complex of retirement apartments, built by McCarthy Stone in 2006, available to residents over the age of 55 years and set in the centre of Cullompton with attractive gardens.

Number 35 has the benefit of light, airy and spacious accommodation and is situated on the top floor with a lift to the first floor and stairlifts up to the top floor.

The apartment is in immaculate order throughout with electric heating and double-glazed windows. The kitchen is well-appointed with a fitted oven, hob, extractor hood and integrated fridge and separate freezer. The principal bedroom is very spacious with dual aspect windows and fitted wardrobes with a generous second double bedroom. A modern shower room benefits from a large walk in shower and there is an emergency alarm call system, with pull cords in each room.

Other useful communal facilities include a well-equipped laundry room, with washing machines and dryers, and a guest suite, which can be booked for visiting guests for a nominal sum. There is also a secure residents' car park, with an electrically controlled security gate, and even covered parking for electric buggys.

Services: Mains electricity, gas, water & drainage.
Council Tax: Band B - Mid Devon District Council.
Tenure: Leasehold.

AGENT'S NOTES:

All the facilities including the 24-hour care line, the buildings insurance and water rates are provided within the service charge of £5,613.48 paid in two instalments in March and in September. There is also a ground rent of £460 per year. The apartment is offered under a long Lease of 125 years, with approx. 106 years remaining. Please check these figures with your solicitor in the first instance to ensure they are correct.

The apartment lies in the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.

From the town, there are popular walks through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes.

Cullompton is ideally placed for commuting, with quick access to Exeter via J28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. The 'Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport.

Exeter c.14 miles
Taunton c. 23 miles
Tiverton c. 7 miles
Tiverton Parkway Station c. 6 miles
Honiton c. 11 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS:

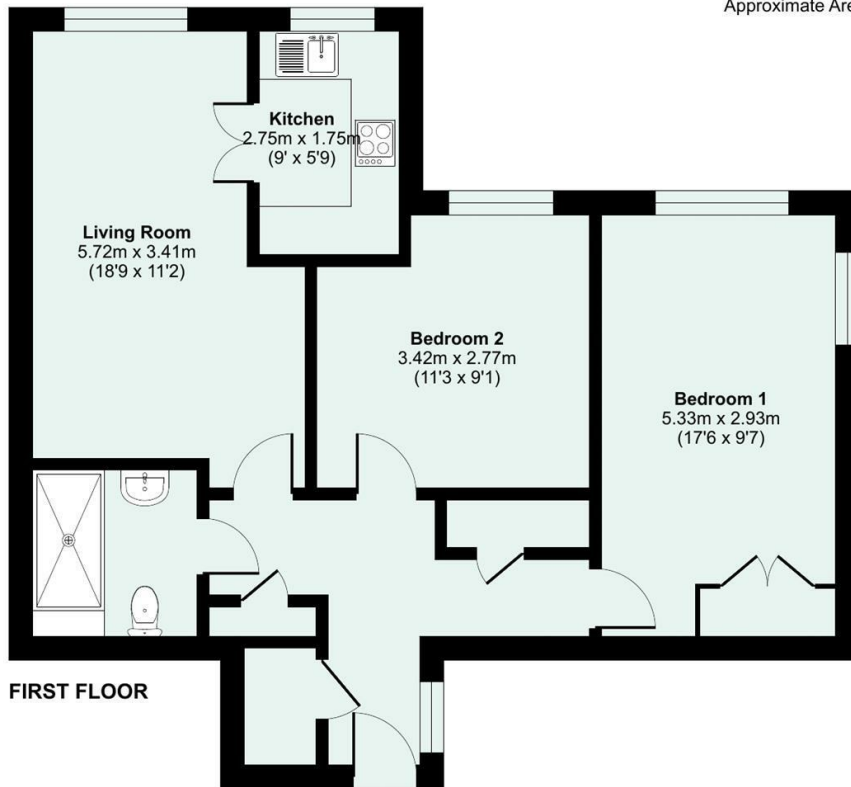
Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	



Approximate Area = 724 sq ft / 67.2 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). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1423398

