

6 High Street, Cullompton, Devon, EX15 1AA



9 Fore Street, Bradninch, Exeter, Devon, EX5 4NN

Guide Price £200,000

- Large reception room with fireplace
- Downstairs bathroom
- Four bedrooms upstairs
- Large lawned rear garden
- Central village position
- Kitchen/breakfast room
- Rear lean-to extension
- Gas central heating
- Covered side entrance with rear access
- Easy walking distance to local amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



9 Fore Street, Exeter EX5 4NN

Watch the Seddons' Video Tour Requiring complete modernisation, this character Grade II Listed cottage offers great potential to create a wonderful home with a large rear garden, in the centre of the village which is well located for easy commuting to Exeter & M5 access. No onward chain.



Council Tax Band: C



LongDescription

The cottage benefits from a covered entrance with right of access into the rear garden, adjacent to number 11 Fore Street.

Downstairs, there is a small entrance lobby leading into two reception rooms at the front, which could easily be knocked into one to make a comfortable sitting room with an open fireplace at one end.

The kitchen/breakfast room is at the rear with a small lean-to extension leading into the garden. The bathroom is downstairs, off the kitchen which if moved upstairs, could allow for a downstairs utility room and WC or larger kitchen/diner.

Upstairs there are four bedrooms with gas boiler in one of the bedrooms.

Outside there is a small paved rear area with steps leading up to a long lawned garden.

Agents Note: There is a right of way through the neighbour's garden to the black access gates which is owned by number 9, providing useful access with flying freehold above.

There is also a right of way through the garden of number 9 for neighbouring properties - 5 & 7.

Services: Mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: C

Local Authority: Mid Devon District Council

Bradninch is a small Duchy of Cornwall town with a good range of local amenities including a new artisan cafe, The Central Dairy, a Spar supermarket and post office, doctor's surgery, Ofsted-rated 'outstanding' primary school, nursery, garage, local pubs, recreation facilities and churches.

The town lies approximately three miles from Cullompton which gives quick access to Junction 28 of the M5, leading south to Exeter and all points north, including Junction 27 with the nearby Tiverton Parkway station at Sampford Peverell with regular intercity services (London Paddington in 2 hours).

From Bradninch, there is quick access to Exeter via the B3181, via Hele and Broadclyst, approximately 15 minutes' drive.

Exeter c. 9 miles

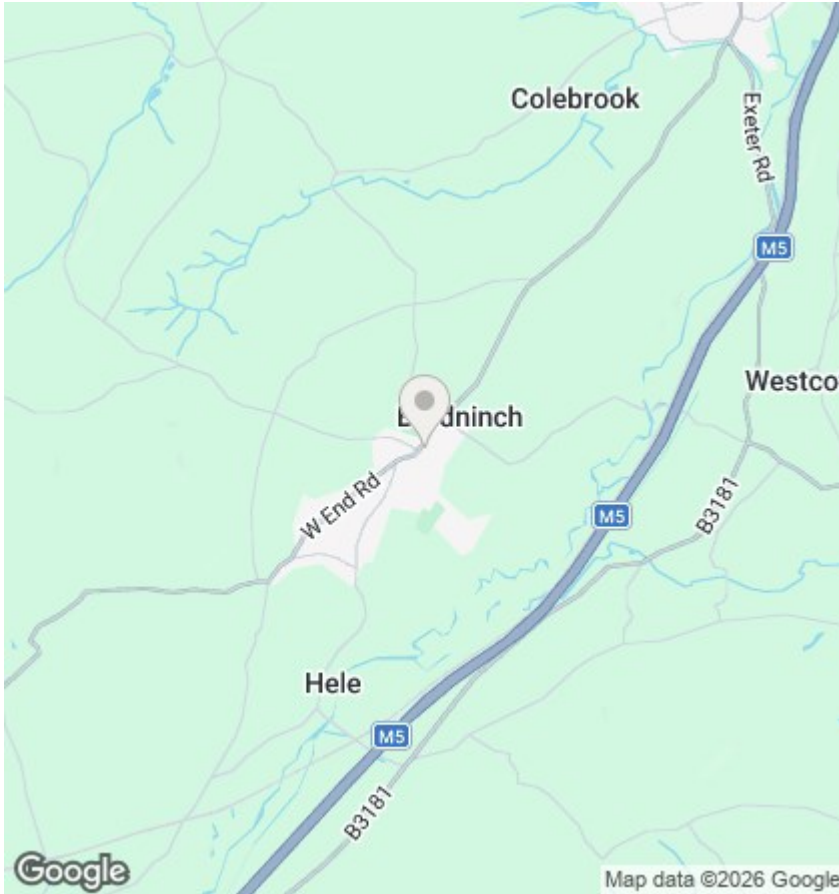
Taunton c. 23 miles

Cullompton/Junction 28 M5 c. 4 miles

Tiverton Parkway Station c. 9 miles

Exeter International Airport c. 17 miles

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.

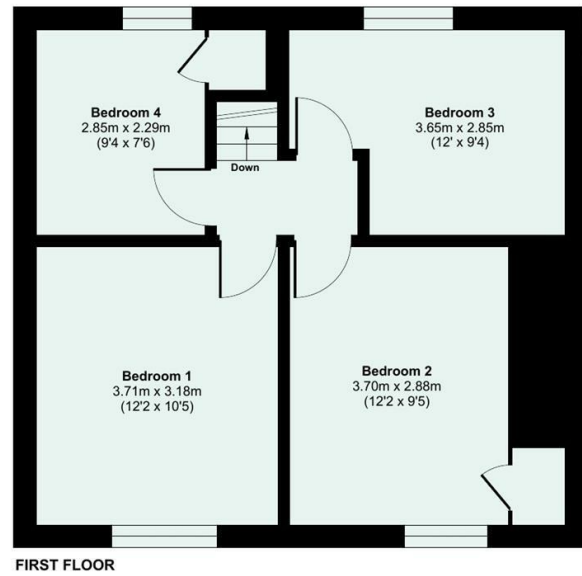
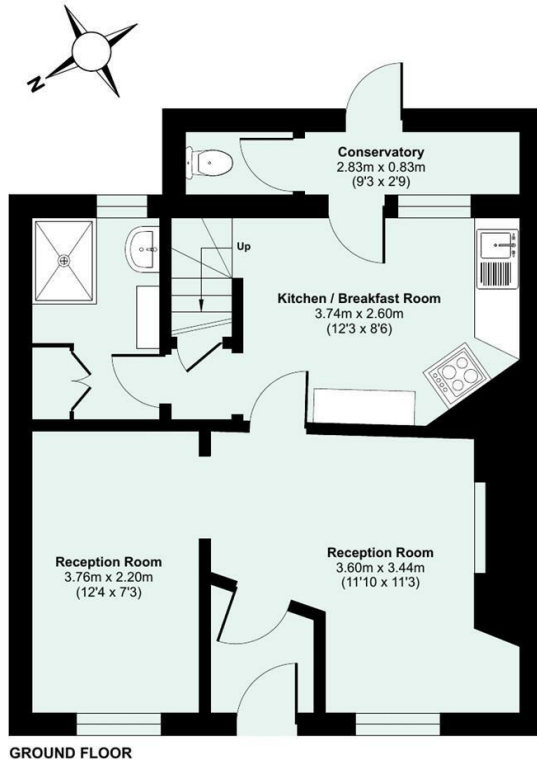
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 945 sq ft / 87.7 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 Seddon Estate Agents LLP. REF: 1385140

