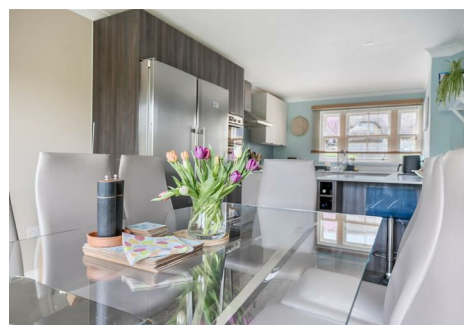




seddon's

6 High Street, Cullompton, Devon, EX15 1AA



16 Landunvez Place, Bradninch, Exeter, Devon, EX5 4PB

Guide Price £550,000

- 5 double bedrooms, two with fitted wardrobes
- Large, contemporary kitchen/dining room
- Utility room and downstairs cloakroom
- Lawn garden with versatile, additional garden
- Close to the primary school
- 3 en suite shower/bathrooms, one for family use
- Large sitting room with gas fire
- Gas central heating and double glazing
- Single garage, parking and garden shed
- Good local amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



16 Landunvez Place, Exeter EX5 4PB

Watch the Seddons Video Tour

Offering extensive family accommodation, this beautifully presented, detached house lies on the edge of a small development with an extended, large garden with rolling countryside and rural views beyond. Quick access to Exeter via the B3181 main road, local bus services or the motorway, ideal for commuting.



Council Tax Band: F



This attractive, easy to maintain brick-built property offers very spacious and versatile accommodation arranged over three floors, ideal for a growing family or those requiring space for guests or working from home. On entering the house, the hallway has practical and hard wearing, wood effect LVT flooring, stairs to the first floor and a downstairs cloakroom. The large sitting room lies to the left and is a large, impressive room with a minster style fireplace housing a gas fire. At one end, double doors afford plenty of light to the room and have a lovely view over the garden and fields beyond. The centrepiece and social hub of the accommodation is the large kitchen/dining room, which is fitted in a sharp, contemporary style with light mocha cupboards, with modern wood effect panels, and extensive quartz work surface. Features include a dining bar with wine rack beneath, ideal for a sit down and chat with the chef; a Bosch integrated double oven and grill; a four-ring gas hob with extractor hood over; dishwasher and space for a large fridge freezer. The dining end of the room has space for a large table and chairs and has double, glazed doors to the patio, good access for barbecues and al fresco dining. The utility room adjoins the kitchen, also with a door to outside, and has a sink unit, cupboard storage and space and plumbing for appliances. Upstairs, there are three double bedrooms on the first floor with the principal suite beautifully decorated and fitted with two mirror fronted, double wardrobes and a contemporary en suite shower room at one end. This is attractively fitted with a white suite including a large shower cubicle, vanity unit with circular wash basin and WC. The second bedroom also has an en suite shower room, part tiled with a white suite, and the third bedroom has a fitted double wardrobe and access to the family bathroom, also accessed from the landing. Once again, this has been updated by our clients in a contemporary style with a white vanity unit, with plenty of cupboard storage, attractive wall panels and a white suite including a large bath with shower over and glazed screen. The second floor features two further, large bedrooms, ideal for older children, with ample space for a chilling area or a desk and chair for homework. Either of these rooms would also make a great home office or work room, away from the main activity of the house downstairs, and one of them already has a number of power points for this purpose. Outside, the house is nicely set back from the road with

a pretty front garden, principally lawn with a privet hedge, leading to the porch. Paved path leads to the side of the house and rear, lawn garden, which enjoys a beautiful outlook over an area of nature reserve and lovely Devon countryside beyond. In 2021, our client purchased a further area of land beyond the original garden and a traditional stone wall, and this has provided great extra space for children to play or a blank canvas for a keen gardener in the future. From the garden, a paved path leads to the garage, set a little way from the property, with a rear pedestrian door, light and power. The garage has parking to the fore and is accessed by passing the house on the right and then turning right, marked with a Seddons bird. Services: Mains gas, electricity, water (metered) and drainage
Tenure: Freehold
Council Tax: Band F
Local Authority: Mid Devon District Council
Agent's notes: The house was built by Midas on their Little Bithywind development in 2004. The house was recarpeted in 2021 and the kitchen, bathroom and en suite were updated in the summer of 2022.

16 Landunvez Place lies on an attractive small development in the Duchy of Cornwall town of Bradninch, the architecture of which was influenced by designs approved by the then Prince of Wales, Duke of Cornwall, and now King Charles III. The town has 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, service garage, local pubs, recreation facilities and churches.

Bradninch 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.



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 = 1950 sq ft / 181.1 sq m
 Limited Use Area(s) = 127 sq ft / 11.7 sq m
 Total = 2077 sq ft / 192.8 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). © nitchcom 2026. Produced for Seddon Estate Agents LLP. REF: 1446445

