

Asking Price £400,000



7 Weavers Walk, Cullompton, EX15 1SS

- Three double bedrooms with 2 en-suites
- Well appointed kitchen with Aga
- Family bathroom
- Beautifully landscaped level gardens
- Generous garage
- Dual aspect sitting room with French doors to the garden
- Separate dining room
- Fourth bedroom/study
- Block paved driveway parking
- Level position with shops within walking distance

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



7 Weavers Walk, Cullompton EX15 1SS

Watch the Seddons Video Tour

A beautifully extended bungalow offering four bedrooms and attractive level gardens within a cul-de-sac on the edge of the town with a bus stop providing quick access to Exeter on the doorstep.



Council Tax Band: E



The property has been extended in recent years to offer a superb spacious dual aspect sitting room with solid oak flooring and French doors overlooking the garden with double doors opening into the dining room, creating an open plan feel. The kitchen includes a large Aga with electric hob incorporated. The main bedroom is also part of the extension and includes a spacious bedroom with fitted wardrobes and a walk in shower/wet room. There are two further double bedrooms with a second en-suite and an additional fourth single bedroom/study. The accommodation is in very good order throughout, with the benefit of uPVC double glazing and gas central heating.

On approach, there is a generous single garage with paved driveway in front.

The front garden is low maintenance, planted with mature shrubs and plants making for a lovely front aspect. To the rear, there is an established enclosed and beautifully maintained garden, part laid to lawn, with a fine array of mature shrubs and bedding plants and a paved patio area, as well as a storage shed. The garden enjoys a sunny, westerly aspect with a good degree of privacy.

Services: mains water, drainage, electricity and gas.
 Tenure: Freehold
 Local Authority: Mid Devon District Council
 Council Tax: Band E

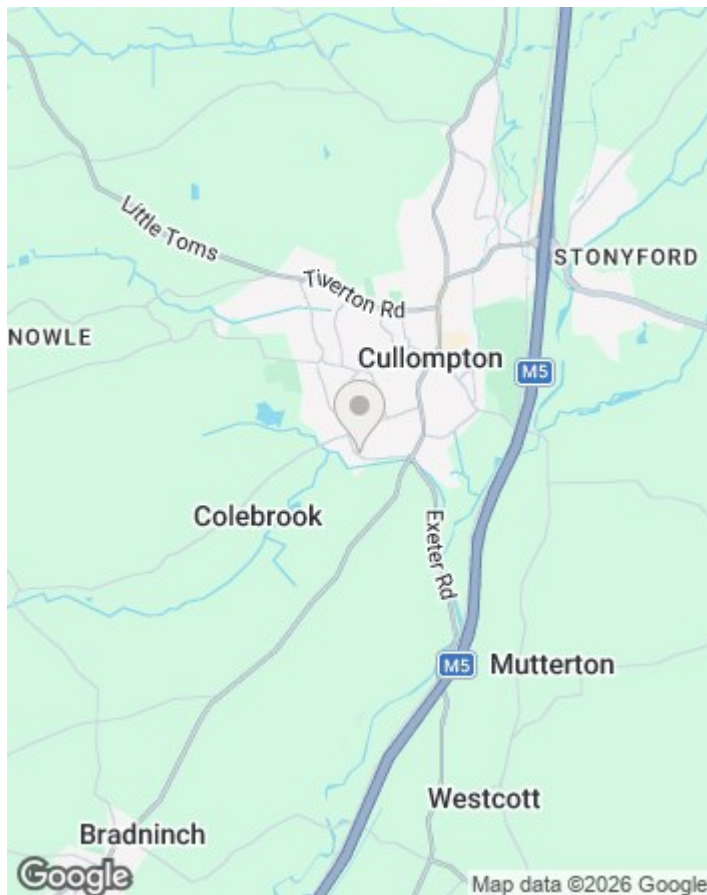
Weavers Walk lies less than a mile from the town centre and a short bus ride from the nearby bus stop.

Cullompton has a range of shops, including an award-winning butcher's, Tesco, Co-op, Aldi and Home Bargains supermarkets and a popular coffee shop and wine bar, 'The Bakehouse'. Other amenities include a contemporary health centre, library and community centre and established doctors' surgeries, a veterinary practice, churches, sports clubs, pubs and recreation facilities.

Cullompton is ideally placed for commuting, with quick access to Exeter via Junction 28 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 Paddington 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.10 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

Viewings

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

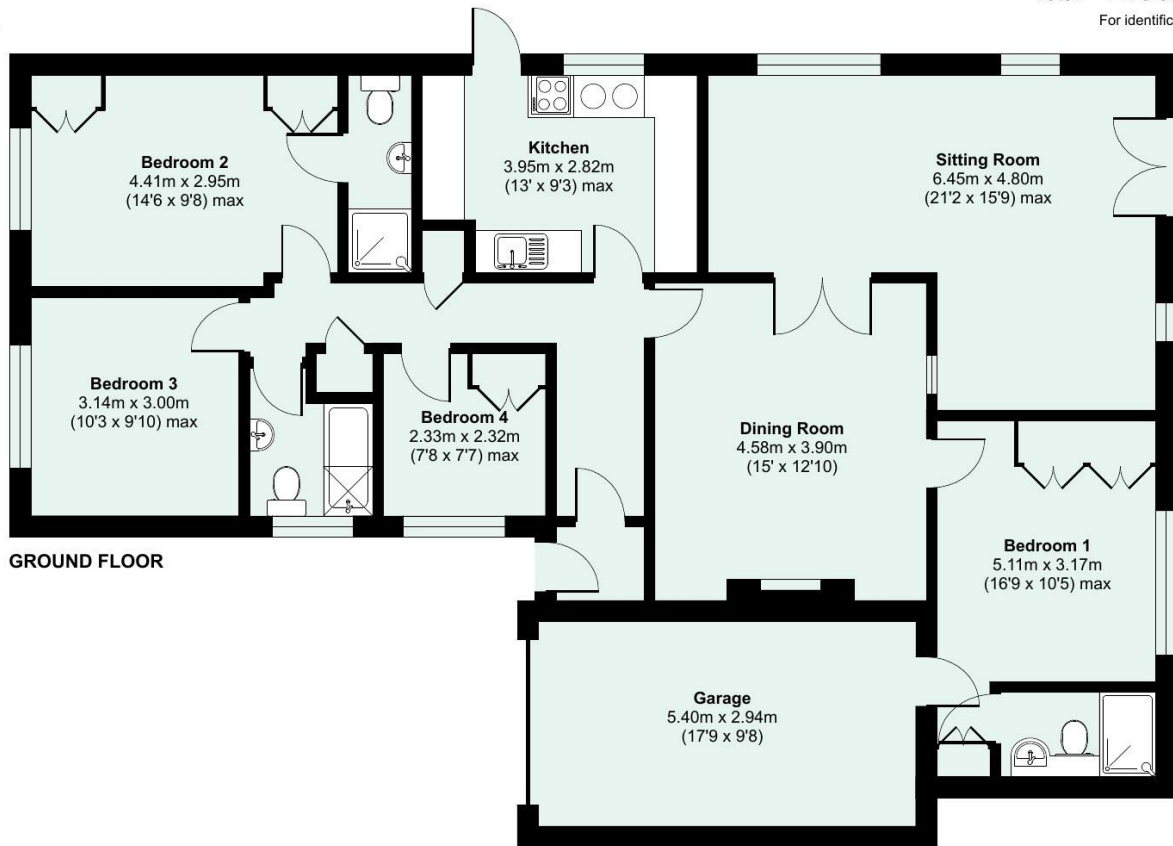
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	

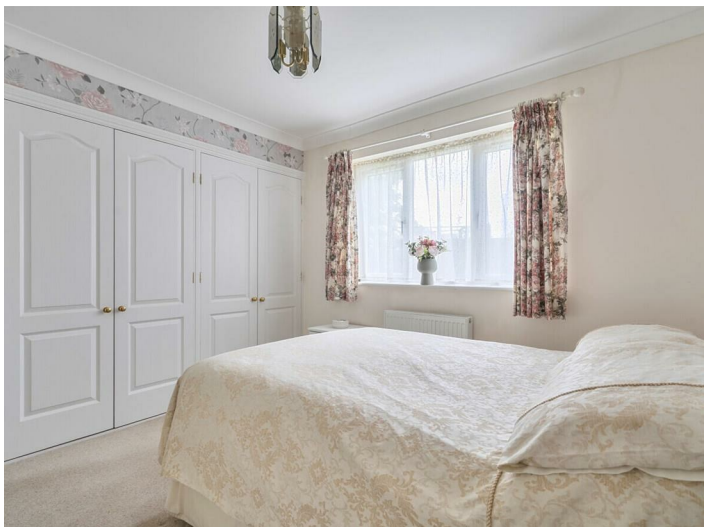


Approximate Area = 1307 sq ft / 121.4 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1479 sq ft / 137.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1470976



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