



Markarshe Kentisbeare, Cullompton, EX15 2BW

Guide Price £475,000

- Contemporary, well-presented accommodation
- Large walk in wardrobe in Bedroom 1, original en suite
- Separate dining room and sitting room
- Double glazing and Calor gas central heating
- Easy to maintain garden with hot tub and BBQ area
- 4 bedrooms, three doubles and a single
- Impressive kitchen/breakfast room
- Contemporary family shower room
- Utility room/gym, former hairdressing studio
- Single garage and parking

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Markarshe Kentisbeare, Cullompton EX15 2BW

Watch the Seddons Video Tour

A well-appointed, spacious family home in the popular village of Kentisbeare, with excellent local amenities and quick access to the motorway and Tiverton Parkway Station, ideal for commuting to Exeter and Taunton.



Council Tax Band: E



This fine property was built as one of two similar houses, nicely set back from the village street towards the edge of Kentisbeare, a short step from the park and recently built 'pump' bike track, great fun for kids!

The house has been updated throughout in recent years and offers very comfortable family accommodation in an attractive, contemporary style.

A prime feature of the downstairs accommodation is the extensive kitchen/breakfast room which has been fitted in a light cream Shaker style with plenty of work surface and cupboard storage, including a full height larder cupboard and has space for a table and chairs towards one end. Integral appliances include a 'Belling' electric cooking range, with a four ring induction hob, double oven and grill and large warming oven; a full height fridge/freezer; dishwasher and 1.5 bowl ceramic sink unit.

Hard wearing and practical, oak wood effect, Karndean flooring is laid throughout the ground floor and extends into the dining/second sitting room and the main sitting room. This large room has an original fireplace, which is currently covered over, and recently installed bifold doors leading out to the patio and rear garden.

Upstairs, there are four bedrooms, three doubles and a single, currently used as a dressing room and home office. The principal bedroom was fitted with a small en suite shower room but this has been removed to make way for large wardrobe. From the landing, there is a contemporary shower room, fitted with a white suite including a vanity unit, large shower cubicle and WC with attractive tiled surround.

Outside, the property is perfectly set up for outdoor living and entertaining with little gardening involved. The rear garden has a large paved patio with a pretty backdrop of a small lawn and raised borders with established shrubs. The garden extends around the side of the house with a covered sitting

area, ideal for barbecues. The hot tub, economically heated by an air source heat pump and perfect for a dip in the mid-winter, is available to purchase under separate negotiation.

On approach to the house, there is parking and a driveway leading to the garage and within the gravel forecourt, the Calor gas (propane) tank has been discretely sunk below ground.

Services: mains water (metered), electricity and drainage. Private LPG gas tank, below ground level in the front garden.

Tenure: Freehold

Council Tax: E

Local Authority: Mid Devon District Council

Kentisbeare has a full range of local amenities, all within a short walk of Markarshe. These include a popular primary school, which is a feeder school for Uffculme School, Ofsted rated, 'Outstanding' and 'Good' in all areas, a post office/store, local pub, the 'Wyndham Arms', church and village hall.

The M5 motorway and Exeter, Honiton and Taunton all lie within easy reach, ideal for commuting. Rail links to London, Bristol and beyond are close by with London Paddington only 2 hours from Tiverton Parkway Station.

Cullompton/Junction 28 M5 c. 3 miles

Exeter c.17 miles

Honiton c. 8 miles

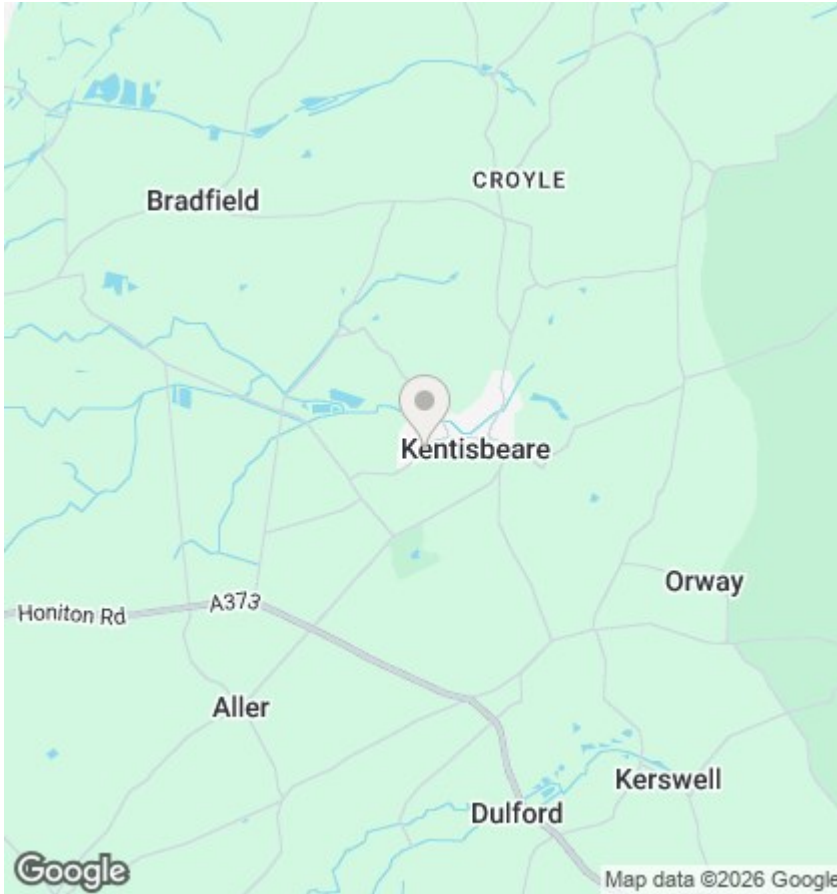
Taunton c. 22 miles

Tiverton c. 14 miles

Tiverton Parkway Station c. 8 miles

Exeter Airport c.16 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.

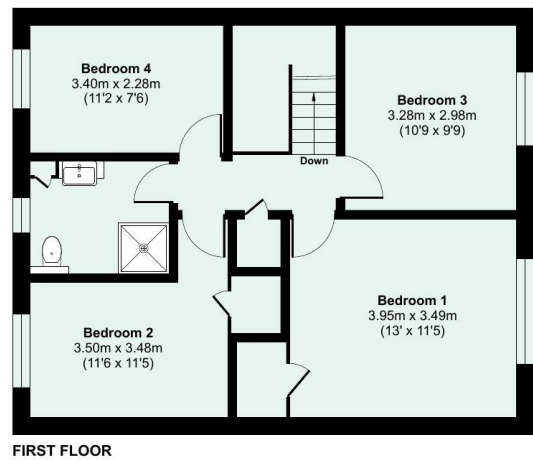
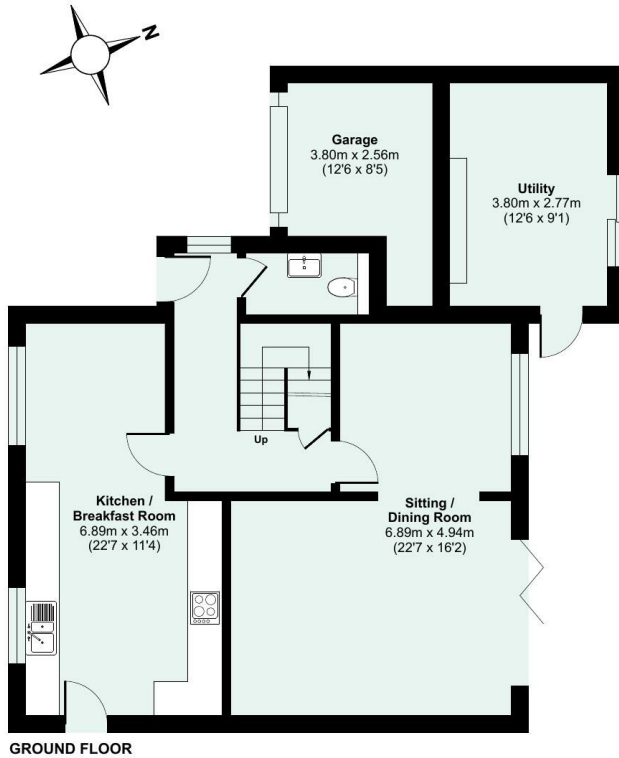
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(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 = 1314 sq ft / 122 sq m
 Garage = 85 sq ft / 7.8 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 1516 sq ft / 140.6 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1432458

