



## 2 Bishops Rise, Kentisbeare, Cullompton, Devon, EX15 2BA

Guide Price £500,000

- No onward chain, ready to occupy
- Principal bedroom with en suite shower room
- Large sitting room and separate dining room
- Bathroom, utility room and sunroom
- Double garage and ample parking
- 3 bedrooms, two doubles and a single
- Spacious reception hall with cupboards
- Kitchen/breakfast room with dining space
- Double glazing and oil-fired central heating
- Easy to maintain, established gardens

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 2 Bishops Rise, Cullompton EX15 2BA

\*Watch the Seddons' Video Tour\* A spacious, detached bungalow situated on an exclusive small development on the edge of the village, overlooking farmland. Good village amenities and quick access to Exeter, Honiton, the motorway network and Tiverton Parkway Station (London Paddington in 2 hours).



Council Tax Band: D



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This superb bungalow was built in the early 1990's by renowned local builder, Brian Middleton, as one of five properties on the favoured Bishops Rise development, within easy reach of the village centre.

The bungalow is of traditional construction and offers spacious, well appointed accommodation, which is in good order and benefits from uPVC double glazing, oil fired central heating and an array of photo voltaic (solar) panels on the rear roof, providing plenty of electricity.

On entering the property, the generous reception hall lies in the centre of the accommodation, with two large storage cupboards, and nicely divides the bedrooms on the right and the living rooms to the left. The reception rooms comprise a large sitting room, with a feature brick fireplace and hearth with a gas fired 'wood burner', perfect for cosy winter evenings. A sliding patio door leads out to the garden and double, glazed doors to the adjoining dining room, with a window overlooking the garden and fields beyond, with a sunny, southerly aspect. The kitchen/breakfast room is used for everyday dining, with space for a small dining table and chairs.

The kitchen is fitted in white, with an integral ceramic hob, extractor hood and double oven, with further space for a dishwasher and fridge/freezer. Beyond, the utility room is fitted in a similar style with space and plumbing for a washing machine and tumble dryer. Overlooking the pretty garden, and making the most of the sunny southerly aspect, there is a double glazed sun/garden room, which is suitable for all year round use and to one side, gives useful, covered access to the double garage.

The bedrooms are at the front of the bungalow with two large double rooms, both with a range of fitted wardrobes and the principal bedroom with an en suite shower room. The third, single bedroom is currently used as a study, also with cupboard storage. The main bathroom is attractively tiled and fitted with a white suite with a shower over the bath.

The bungalow is situated within a large plot with mature gardens, brick paved parking to the fore and a large double garage, with space for additional storage or a workshop if required.

A brick paved path leads to the left of the bungalow to the rear garden which enjoys a fine southerly aspect and is a sun trap throughout the day. Paved patio gives way to a raised terrace of garden with intervening gravel and paved areas and an array of flowering shrubs and plants. The raised terrace has a pergola frame with seating beneath and a beautiful wisteria over. Beyond the garden there is sloping farmland - the village sledging field when it snows!

Services: mains water (metered), electricity and drainage. Private oil tank. Private propane gas bottle for the gas fired 'wood burner' in the sitting room.

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council

Kentisbeare has a full range of local amenities, all within a short walk of Bishops Rise. These include a popular primary school, which is a feeder school for the Ofsted rated, 'Outstanding', Uffculme School, a local shop, 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

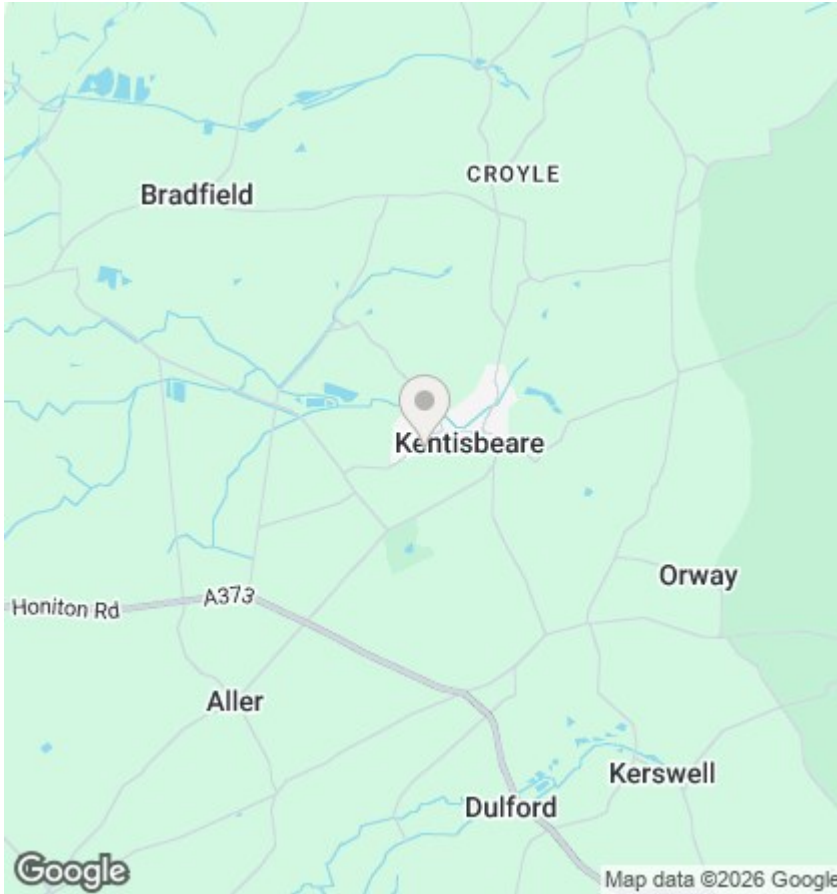
Tiverton c. 14 miles

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.

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## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

