

Guide Price £275,000



## 70 Parlour Mead, Cullompton, Devon, EX15 1GP

- Beautifully presented accommodation
- Bedroom 1 with en suite shower room
- Large sitting room with patio doors
- Family bathroom with white suite
- Side by side parking for two cars
- 3 bedrooms, two doubles and a single
- Large, light kitchen/dining room
- Downstairs cloakroom and rear lobby/door
- Gas central heating (Hive control) & double glazing
- Single garage and EV charging point

**Sales, Lettings, Mortgages:**

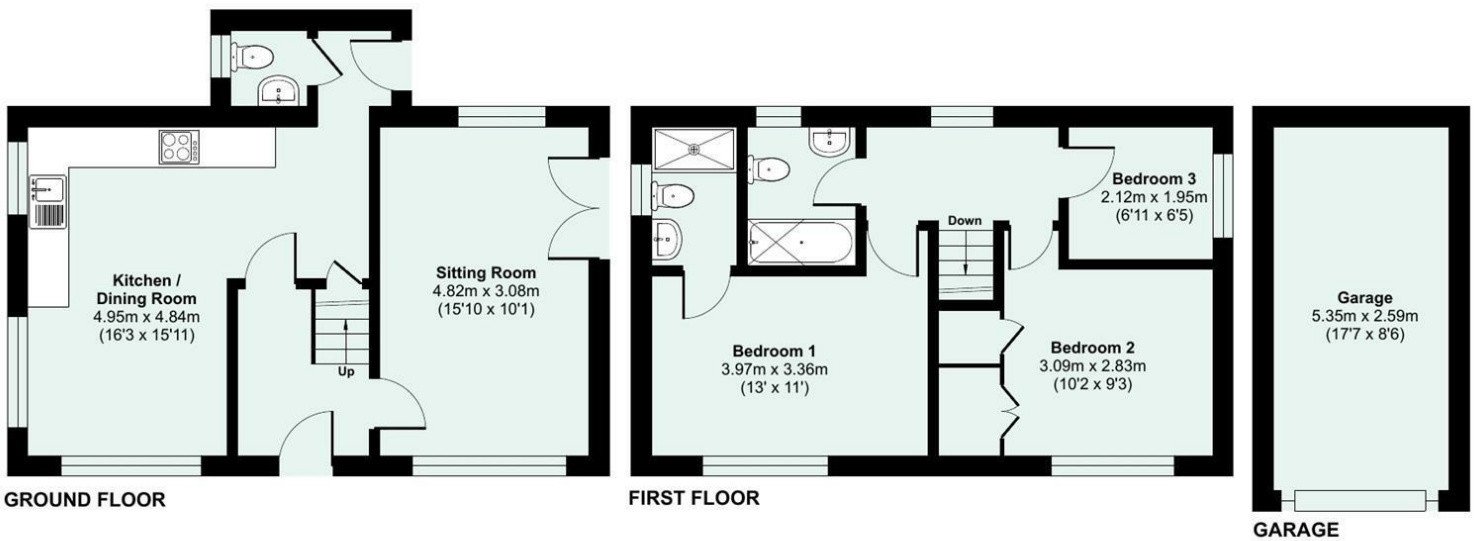
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

\*Watch the Seddons Video Tour\*

Light and spacious living, with three bedrooms, an enclosed, sunny garden, two parking spaces and conveniently positioned for quick access to primary schools, bus services and the motorway or Exeter for commuting.



Approximate Area = 896 sq ft / 83.2 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1045 sq ft / 97 sq m  
 For identification only - Not to scale



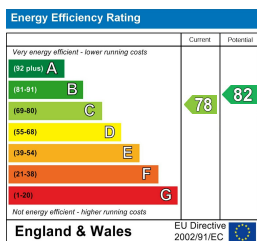
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Seddon Estate Agents LLP. REF: 1421218



## Council Tax Band

D

## EPC Rating



## Viewings

Viewings by arrangement only. Please call 01884 32100 to make an appointment.

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