Guide Price £100,000

seddons









Flat 28, Clarks Court High Street, Cullompton, EX15 1FB

- Ready to occupy, no onward chain
- 1 notably large, double bedroom
- Large sitting/dining room with open outlook
- Established communal gardens for residents to enjoy
- Communal lounge, laundry and other facilities
- Freshly decorated with new carpets
- Kitchen with integrated appliances
- 24-hour aid call service
- Guest suite available for visitors
- Close to shops and cafes, regular bus service nearby

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

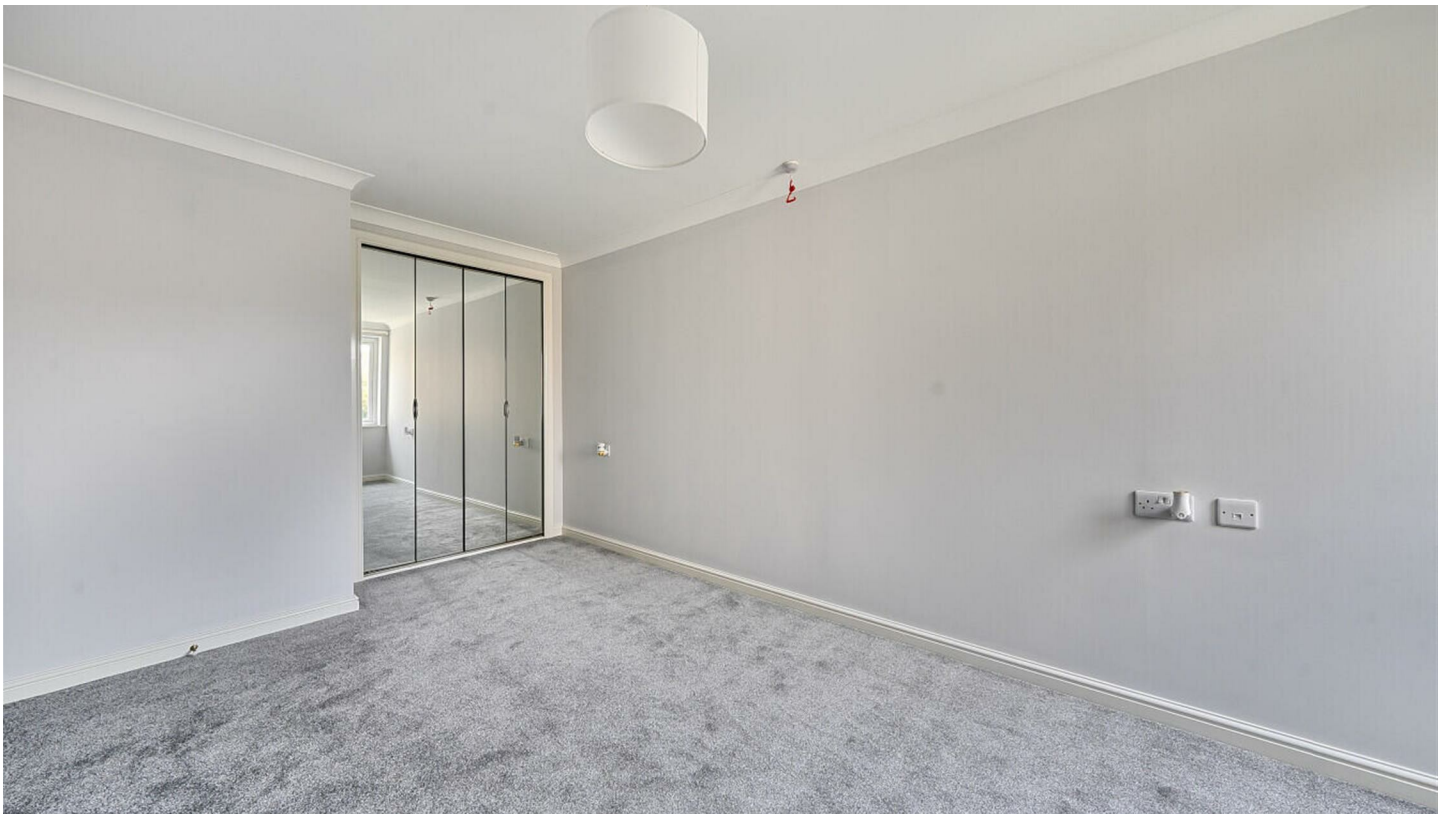
The Property Ombudsman

Clarks Court High Street, Cullompton EX15 1FB

Watch the Seddons Video Tour

Just redecorated and beautifully presented with new carpets - a spacious, first floor retirement apartment, situated in a sought after, McCarthy Stone complex in the town centre. A shorts step from Tesco, cafes and bus stops.

1 1 1 B Council Tax Band: A







Clarks Court is a very smart complex of retirement apartments, built by McCarthy Stone in 2006, and set in the centre of Cullompton. The concept is perfect, allowing residents, over the age of 60 years, to enjoy their own apartment with privacy and independence, yet at the same time be within the safety net of a very secure development, with the comfort of knowing that there is a house manager and alarm call system in place, with pull cords in each room.

This apartment has just been redecorated throughout, with new carpets fitted in a neutral style, and offers light, airy and spacious accommodation enjoying an open outlook down Forge Way through a double glazed door, with a Juliet balcony.

The accommodation is in excellent order and is very warm and cosy, with double-glazed windows and electric heating, including an electric fire in the sitting room with an attractive mantel surround. The adjoining kitchen is well-appointed with cupboard and drawer storage and integrated appliances including a fitted electric oven, hob, extractor hood, fridge and separate freezer. From the hallway, the shower room is attractively tiled and has a large, easy to access shower cubicle with a handrail, a WC and washbasin, with cupboard below. Opposite, the generous bedroom is fitted with a wardrobe with mirrored doors and a storage heater.

Other useful communal facilities include a well-equipped laundry room with washing machines and dryers, for which there is no restriction on usage; a guest suite, which can be booked for visiting guests for a nominal sum; and a secure residents' car park, with an electrically controlled security gate and covered parking for electric mobility scooters, with charging points. All the communal facilities are maintained in very clean and tidy order.

Services: Mains electricity, gas, water and drainage.
Council Tax: Band A - Mid Devon District Council.
Tenure: Leasehold.

AGENT'S NOTES:
All the facilities, including the 24-hour care line, the buildings insurance and water rates are provided within the service charge, currently £3,742.32 and paid in two instalments of £1,871.16 paid on 1st March 2026 and due on 1st September 2026. There is also a ground rent of £395 per annum, paid in two instalments of £197.50 The apartment is offered under a long Lease of 125 years, with approximately 105 years remaining. Please check all these figures with your solicitor in the first instance to ensure they are correct.

The items of furniture that remain in the apartment may be purchased under separate negotiation if of interest to a purchaser.

The apartment lies in the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.

From the town, there are popular walks through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes.

Cullompton is ideally placed for commuting, with quick access to Exeter via J28 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 London Paddington (in 2 hours) 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. 11 miles

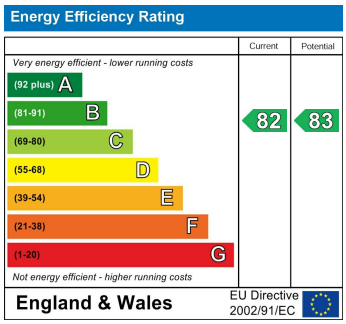


Directions

Viewings

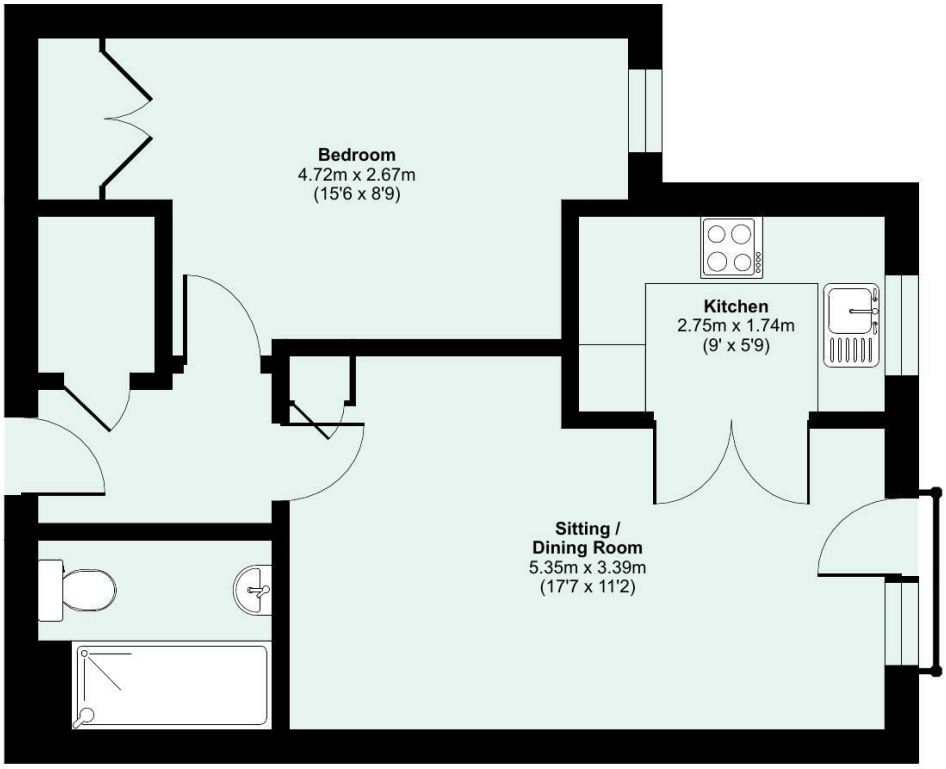
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 482 sq ft / 44.8 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). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1550970





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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