



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



32 Greenhouse Gardens, Cullompton, Devon, EX15 1US

Guide Price £300,000

- Light, contemporary accommodation
- Family bathroom and cloakroom
- Large sitting/dining room overlooking garden
- Enclosed rear garden with sunny aspect
- Close to Mole Valley Farmers country store
- 3 bedrooms, en suite shower room
- Contemporary kitchen/breakfast room
- Gas CH and uPVC double glazing
- Ample off road parking and garage
- Exeter and Taunton, 20 to 30 minutes

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



32 Greenhouse Gardens, Devon EX15 1US

Watch the Seddons' Video Tour Beautifully presented accommodation, river views, a sunny garden, plenty of parking and a garage, with quick access to the motorway, Exeter and Tiverton Parkway, perfect for commuting.



Council Tax Band: C



This fine semi-detached house, built by Devonshire Homes in 2017, lies on the edge of this popular small development with an enviable outlook to the rear over the river meadows of the meandering River Culm.

The property offers very comfortable accommodation, in excellent order throughout, and with the high energy efficiency expected of a modern build, with plenty of insulation, uPVC double glazing and an efficient gas boiler and central heating system.

On approach to the front door, there is a useful porch with outside cupboard to the left, ideal for recycling, bins or muddy wellies! The hallway has a useful cloakroom and stairs to the first floor. The kitchen, to the right, is fitted in a sharp, white style with attractive tiling, plenty of work surface and storage and integral appliances including a fitted oven, hob, extractor hood and dishwasher. To one side, there is space for a dining table and chairs. The sitting/dining room is a prime feature of the house, with a light, welcoming atmosphere and plenty of space for sofas, easy chairs and a dining table. The under stair cupboard offers useful storage and French doors lead out to the patio and rear garden, perfect for al fresco dining in the evening sunshine.

Upstairs, there are three bedrooms, two doubles and a single, which is currently used as a dressing room and home office. The principal bedroom has an en suite shower room, with a quadrant shower cubicle, and the family bathroom, from the landing, is also attractively fitted with a white suite with a shower over the bath.

Outside, the house has brick paved parking for at least two cars to the side, with a gate to the enclosed garden, and access to the garage, with up and over door, light, power and a useful side door accessed from the garden. The rear garden enjoys a sunny, south westerly aspect with sunshine on the patio from late morning, and is not overlooked.

Services: mains water, electricity, drainage and gas.
Estate Service/Maintenance Charge: £6.33 per calendar month. Please confirm the detail of this with your solicitor.

Tenure: Freehold

Council Tax: C

Local Authority: Mid Devon District Council

Greenhouse Gardens is ideally placed for commuting, with quick access to Exeter via Junction 28 of the M5 motorway or Honiton, via the A373 main road. There are regular bus services through Cullompton and rail links at Tiverton Parkway and Honiton stations, to London Paddington (2 hours) and London Waterloo (circa 3 hours) respectively. Behind the property, there is a popular walk through the river meadows, adjoining the River Culm.

Cullompton lies less than a mile away and has a range of shops, including 'Veyseys' an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, and popular independent eateries including, The Lime Tree, and The Bakehouse. Other amenities include a contemporary health centre, library, community centre, established doctor's surgeries, a veterinary practice, churches, sports clubs, pubs, and recreation facilities. 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

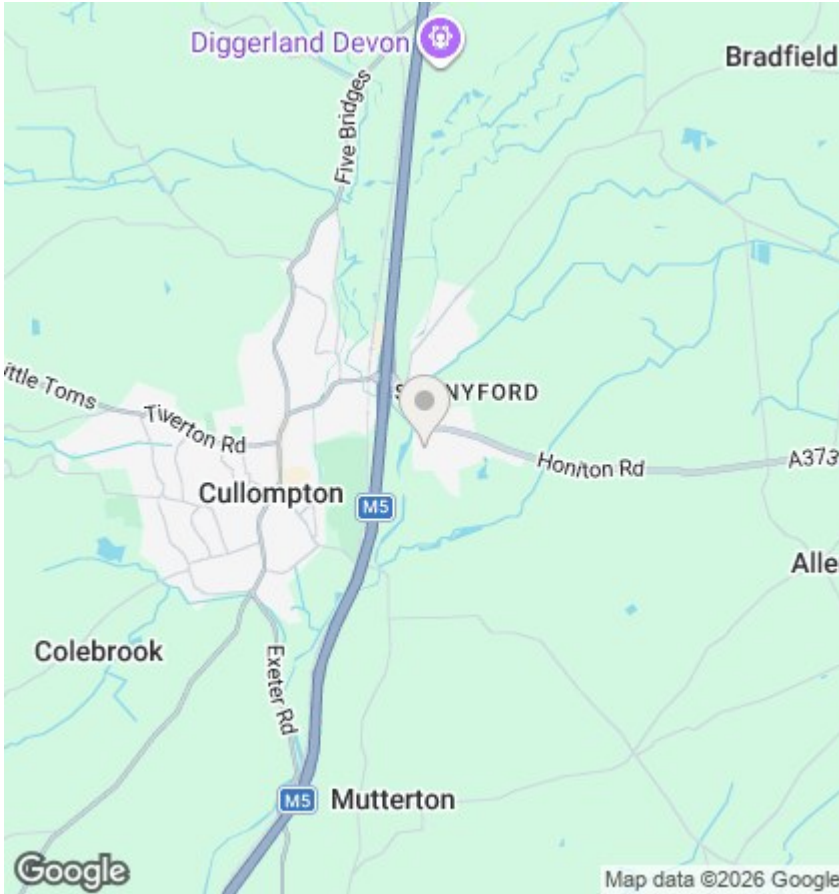
Taunton - c.23 miles

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

DIRECTIONS:

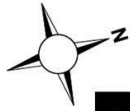
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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 = 886 sq ft / 82.3 sq m
 Garage = 200 sq ft / 18.5 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 1100 sq ft / 102.1 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). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1424333

