



## 40 St Andrews Estate, Cullompton, EX15 1HY

Guide Price £215,000

- Modern fitted kitchen with dining area
- 3 bedrooms, with views to the rear
- Useful outside brick store
- Gas central heating & double glazing throughout
- Close to the towns amenities
- Cosy sitting room
- Contemporary bathroom
- Large lawned rear garden with patio entertaining area
- Walking distance to primary school
- Quick motorway access

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 40 St Andrews Estate, Cullompton EX15 1HY

\*Watch the Seddons' Video Tour\* A beautifully presented three bedroom terraced house with long lawned rear garden overlooking the fields. Within easy walking distance of the primary school and town centre.



Council Tax Band: B



---

## LongDescription

This three bedroom property offers very comfortable family accommodation which has been beautifully updated by the current owners and benefits from a recently fitted kitchen and gas boiler.

At the front is a comfortable living room with understairs storage cupboard and separate kitchen/dining room at the rear. The kitchen is fitted with a modern shaker style units offering ample storage cupboards and work surfaces with space for appliances.

Upstairs there are two doubles and a single bedroom with a superb modern bathroom fitted with a white suite and modern tiling.

To the rear is an extensive garden with an attractive patio area, with built in bar, perfect for summer barbecues and entertaining and offering a good degree of privacy and enjoying a sunny aspect, backing directly onto the fields.

Agents Note: There is an official right of access for neighbouring properties to the rear of the house which has not been used for many years as the neighbours either side have their own separate rear access.

Services: Mains gas, electricity, water & drainage.

Tenure: Freehold.

Council Tax: Band B.

Local Authority: Mid Devon District Council.

St Andrews Estate lies a moderate walk from the centre of Cullompton, which has a range of shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets 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 is a popular walk 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 Paddington 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

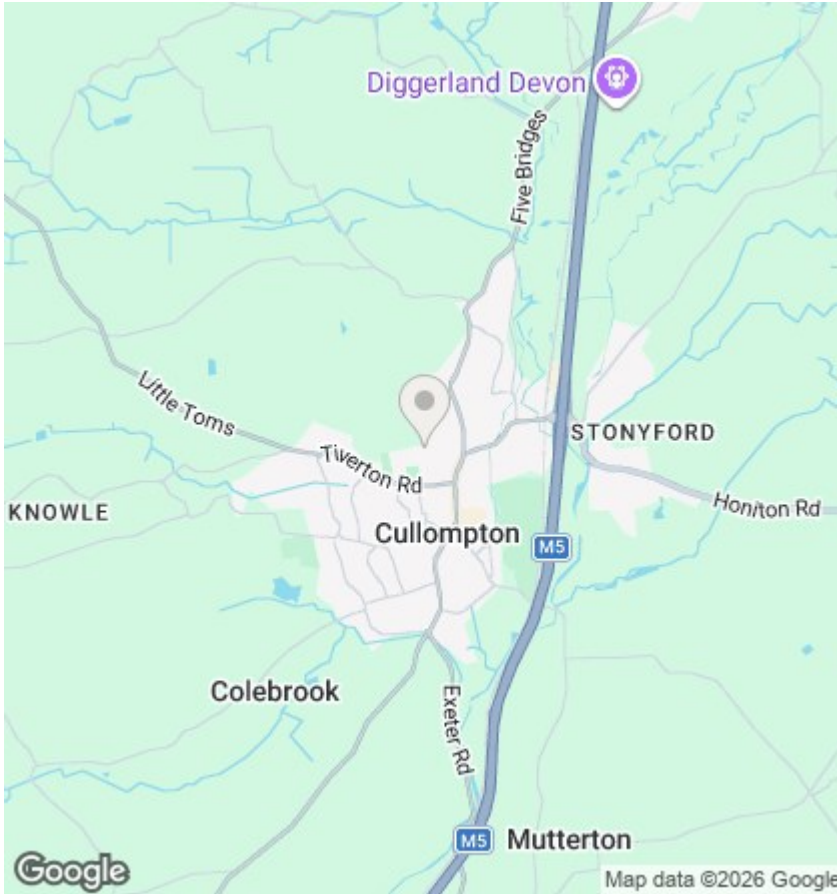
Tiverton c. 7 miles

Tiverton Parkway Station c. 6 miles

Honiton c. 11 miles

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

From our Seddons office, proceed to the left and take the first left onto St. Andrews Road. Proceed to the top of the hill and turn left onto St. Andrews Estate. Follow this road until you have reached the top of the hill, turn right and number 40 can be found with a Seddons' board.

## Viewings

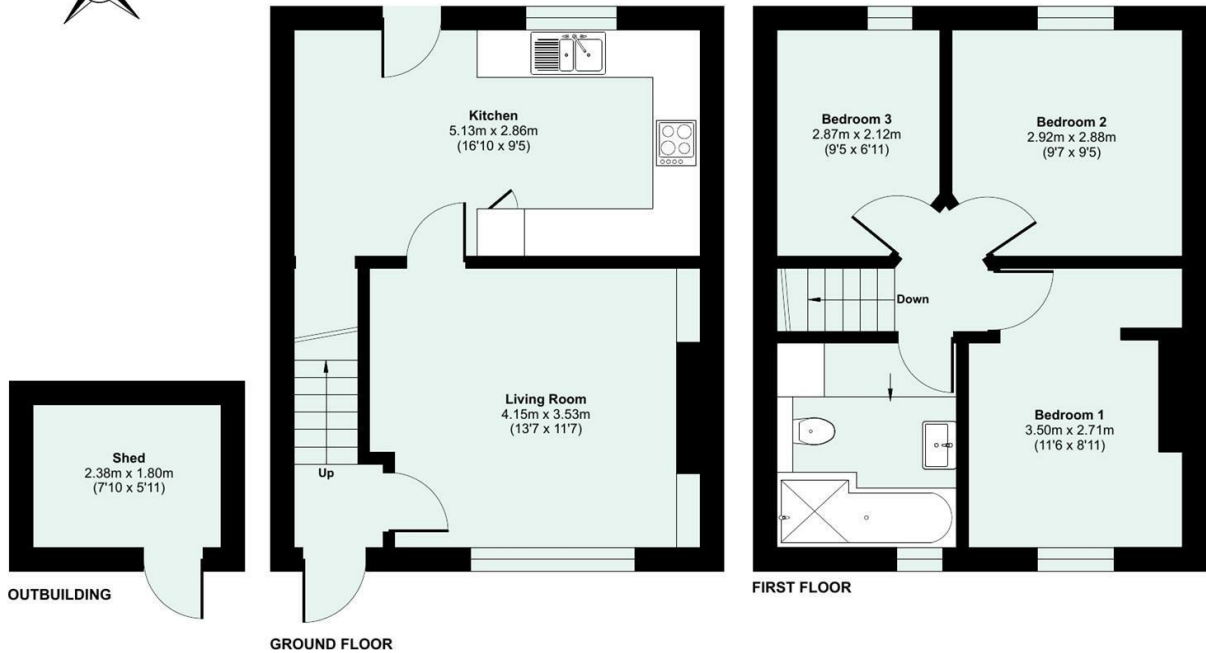
Viewings by arrangement only. Call 01884 32100 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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 = 722 sq ft / 67 sq m  
 Outbuilding = 46 sq ft / 4.2 sq m  
 Total = 768 sq ft / 71.2 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). © ncthemcom 2026. Produced for Seddon Estate Agents LLP. REF: 1408971

