

Guide Price £325,000



## 19 Culm Lea, Cullompton, EX15 1NJ

- 2 double bedrooms, one with built in wardrobe
- Kitchen with integrated oven and hob
- Contemporary shower room
- Gas central heating and uPVC double glazing
- Pretty, landscaped front and rear gardens
- Contemporary, open plan living accommodation
- Large sitting/dining room with patio door
- Hallway with cloaks and airing cupboard
- Semi-detached garage with electric roller door
- No onward chain

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

# 19 Culm Lea, Cullompton EX15 1NJ

**\*Watch the Seddons Video Tour\***

A beautifully presented, detached bungalow, with pretty gardens, lying in a quiet cul de sac on the outskirts of Cullompton, with quick access to the motorway network, Honiton and mainline railway stations.



Council Tax Band: C



This fine detached bungalow is nicely tucked away in a small cul de sac on the established and popular small development of Culm Lea in Stoneyford, on the edge of Cullompton. The living accommodation has been remodelled and refurbished by our client to provide a spacious and light, open-plan space with a contemporary kitchen, fitted in white with oak flooring, open through to the dining area with an island dining bar, towards the end of the living room. A sliding patio door leads to the garden and gives plenty of natural light to the whole area.

From the hallway, there are two generous bedrooms, with the principal room having a useful double wardrobe and overlooking the pretty rear garden. The shower room is fully tiled and fitted with a white suite with a good-sized shower cubicle.

Outside, the bungalow has an attractive approach with the front garden laid to lawn with established flowering shrubs with driveway parking to one side and leading to the garage, with a remote controlled, electric roller door. A gate leads through to the fully enclosed rear garden, with a large patio, enjoying a southerly, sunny aspect with beautiful flower and shrub beds surrounding and areas of lawn. The garden shed lies to the side and from the garden, there is also useful doorway access to the side of the garage.

Services: Mains electricity, water, drainage and gas.

Council Tax: Band C

Local Authority: Mid Devon District Council

Tenure: Freehold

Estate maintenance charge: not applicable.

Culm Lea 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, Nosh, The Bakehouse and Alan's Fish & Chips. Other amenities include a contemporary health centre, library, community centre, doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities. The 'Megabus Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport.

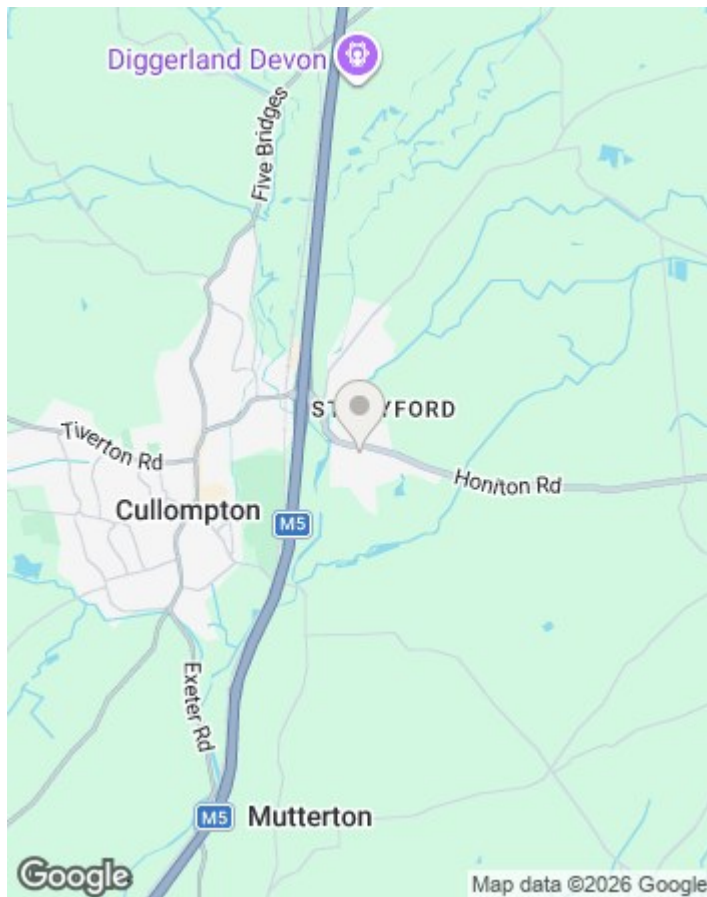
Exeter c.14 miles

Taunton c.23 miles

Tiverton c.7 miles

Tiverton Parkway Station c.6 miles

Honiton c.10 miles



## Directions

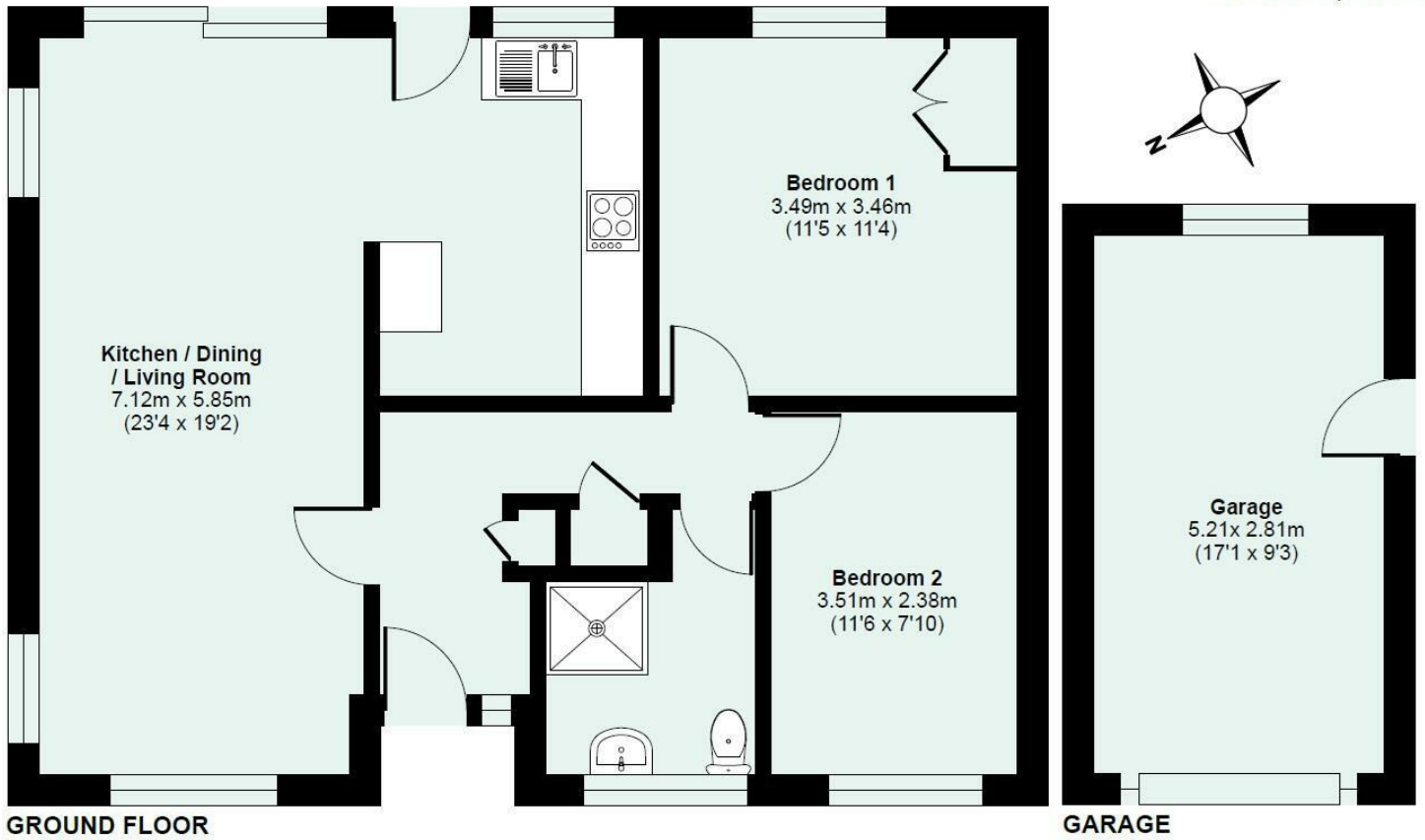
## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 709 sq ft / 65.8 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 867 sq ft / 80.4 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: 1464203



[seddons.com](http://seddons.com)

Seddon's is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddon's Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

  
**seddons**

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.