



65, Culm Lea



**STAGS**



# 65, Culm Lea

Cullompton, Devon EX15 1NJ

M5 (J28) 0.5 miles | Tiverton Parkway Station 6 miles | Exeter

A well-presented semi-detached two-bedroom home with a garage, parking and a good-sized garden, set in a popular residential area within easy reach of Cullompton town centre and the M5.

- Semi-Detached Family Home
- No Onward Chain
- Garage and off-street parking
- Previous planning consent for Extension
- Council Tax Band B
- Two Bedrooms.
- South-Facing Garden
- Newly Painted & Re-Carpeted
- Quiet Cul-De-Sac Location
- Freehold

## Guide Price £210,000

### SITUATION

Culm Lea is a well regarded cul-de-sac within walking distance of Cullompton town centre, which provides a good range of everyday amenities including shops, cafés, schools and leisure facilities. Mole Valley Farmers is located opposite the entrance to Culm Lea offering even easier access to day-to-day provisions.

The M5 (Junction 28) is less than a mile away, making both Exeter and Taunton easily accessible. Tiverton Parkway mainline station is also within easy reach, providing regular services to London Paddington.





## DESCRIPTION

65 Culm Lea is a comfortable and well-maintained two-bedroom home, ideally suited to first-time buyers or those looking for an investment property. The accommodation is light and practical, comprising of an entrance hall, a well-proportioned sitting room and a kitchen offering a gas hob, electric oven, built in fridge/freezer, with further space for washing machine. The room also benefits from direct access to the garden.

On the first floor are two bedrooms, together with a family bathroom.

The property has been well looked after and offers scope for a buyer to personalise further if desired.

## OUTSIDE

To the rear is an enclosed, south-facing garden of a reasonable size, laid mainly to lawn with a patio area, creating a pleasant space for outside dining. To the side is a single garage with driveway parking in front, providing valuable off-street parking.

## SERVICES

Mains water, electricity, drainage and gas. Gas-fired central heating.

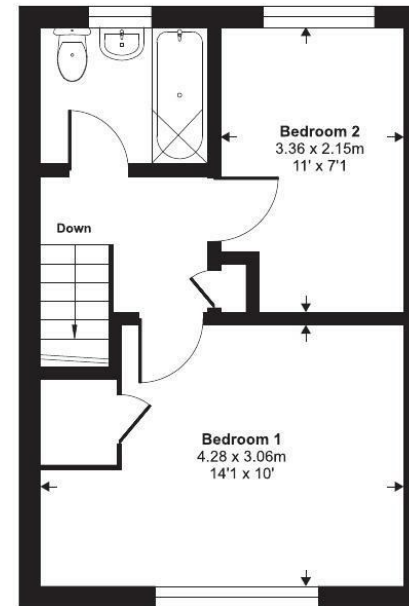
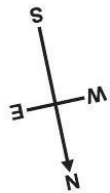
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available.

Ofcom predicted mobile coverage for voice and data:  
Internally - Three, O2 (variable) & EE . Externally - EE, Three, O2 and Vodafone  
Local Authority: Mid Devon District Council.

## DIRECTIONS

Leave the M5 at Junction 28, taking the A373 eastbound towards Honiton. Within half a mile turn right on to Culm Lea, just before Mole Valley Farmers. Take the first left, remaining on Culm Lea. After 175 yards the property will be found on the left hand side.





Approximate Area = 605 sq ft / 56.2 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 740 sq ft / 68.7 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 2025. Produced for Stags. REF: 1350062

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		90
(49-60) <b>C</b>	73	
(34-48) <b>D</b>		
(19-33) <b>E</b>		
(7-18) <b>F</b>		
(1-6) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705



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