



## 12 Manning Avenue, Cullompton, Devon, EX15 1QE

Guide Price £325,000

- Spacious living room with fireplace
- Modern kitchen/breakfast room
- Two doubles and single bedroom
- Ample driveway parking
- Good sized private lawned garden
- Generous separate dining room
- Entrance porch
- Modern shower room
- Generous garage
- Quiet cul-de-sac position

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 12 Manning Avenue, Devon EX15 1QE

\*Watch the Seddons' Video Tour\* A detached three bedroom home with generous living accommodation and offering potential to extend over the garage, with a large private rear garden. The property is situated in a well regarded quiet position, within walking distance of the town amenities. No onward chain.



Council Tax Band: D



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This well presented family home offers generous accommodation downstairs with living room and separate spacious dining room with a beautifully fitted modern kitchen/breakfast room.

Neighbouring properties have extended over the garage.

A useful entrance porch leads into the hallway which gives access into the living room, featuring a large window to the front and attractive feature fireplace.

The kitchen is fitted with an excellent array of neutral shaker style units with wooden work surfaces and integrated appliances including a utility area and breakfast bar.

A spacious dining room is adjacent offering scope to knock through for a larger kitchen/diner or additional reception space/home office.

Upstairs there are two spacious double bedrooms and a good single bedroom with modern fully tiled shower room.

Outside at the front, the property is set back from the road with lawned front garden and offers ample paved driveway parking with a generous garage.

To the rear there is a generous level lawned garden, surrounded by shrub borders with side access gate.

Services: Mains gas, electricity, water & drainage.

Local Authority: Mid Devon District Council

Council tax band: D

Tenure: Freehold

The house lies a moderate walk from the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Costa Coffee, 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

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.

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## Directions

DIRECTIONS:

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

