Thorne Carter & Aspen Est 1911

At home in Town or Country

01884 33333



New Street, Cullompton, EX15 1HD

This much loved family home has been in the same ownership for nearly seventy years and offers spacious characterful accommodation, having originally been created from two smaller cottages. The property enjoys a tranquil, tucked away location, whilst being within a five minute walk of the shopping facilities in Cullompton High Street. Warmed by gas fired central heating and with UPVC double glazing, the accommodation comprises a generous sitting room and impressive kitchen/dining/family room, whilst upstairs four bedrooms and a family bathroom are to be found. An undoubted feature must surely be the extensive parking area, coupled with useful outbuildings and a remarkably large and private rear garden. The property is offered with immediate vacant possession, and an early inspection of this unique home is strongly recommended.

Asking Price £325,000





Situation and Amenities

Right in the heart of town, just back from the High Street in a tucked away setting, great convenience and access to local amenities. The country town of Cullompton provides a useful range of everyday shopping, schooling and transport facilities including a bus service to Exeter every 20 minutes. The nearby M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The property enjoys distant views towards the Blackdown Hills an area designated as Outstanding Natural Beauty. For those wishing to enjoy the delights of Devon the picturesque National Parks of Dartmoor and Exmoor together with north and south Devon coastlines are all within a modest car journey. The stunning National Trust estate at Killerton with its fine country house, gardens, grounds and arboretum lies about five miles to the south.

Buying an investment? Please contact our lettings department on
01884 33333



Bullet Points

- Characterful spacious detached family home
- Gas heating and UPVC double glazing
- Large Family Kitchen/Dining Room
- Generous Sitting Room
- Four Bedrooms
- Family Bathroom
- Three small Outbuildings
- Glorious west facing extensive gardens
- Unique secluded, yet central location
- Development potential
- 15 miles Exeter, 18 miles Taunton, Tiverton Parkway Railway Station 6 miles
- EPC rating "C"
- Council Tax Band "D"
- Freehold
- *NO ONWARD CHAIN*

On The Ground Floor

Panel timber front door to Entrance Vestibule with range of fitted cloaks and storage cupboards, door to.

Impressive Kitchen/Dining Room a "through" room, dual aspect enjoying outlook over courtyard and rear garden, extensive range of base cupboards, many with drawers over and matching wall cupboards, roll edge worktop, inset stainless steel one and a half bowl single drainer sink, space for freestanding fridge/freezer and electric cooker, extractor, the Dining Area having radiator and log burner, door to back garden, stairs to first floor.

Sitting Room a particularly generous and well proportioned room extending the depth of the property, being dual aspect with outlook over rear garden, feature fireplace, two radiators.








11 High Street
Cullompton
Devon
EX15 1AB
T: 01884 33333
After Hours: 07802 448363
E: enquiries@thornecarterandaspen.co.uk

These particulars are intended asa general guide only and do not form any part of a contract. Everty effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for cloarification