

Guide Price £550,000



6 Trumps Orchard, Cullompton, Devon, EX15 1TW

- Generous dual aspect sitting room with French doors
- Modern fitted kitchen with integrated appliances
- Separate utility room & downstairs cloakroom
- Principal bedroom with en-suite & fitted wardrobes
- Double garage & additional single garage with driveway parking
- Large conservatory overlooking the garden
- Open plan dining room
- Four double bedrooms & family bathroom
- Attracted rear lawned garden
- PV solar panels

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

6 Trumps Orchard, Devon EX15 1TW

A detached family home offering generous accommodation situated in a quiet and popular cul-de-sac adjoining farmland within walking distance of the town amenities & public transport. Excellent parking with a double and single garage. No onward chain.



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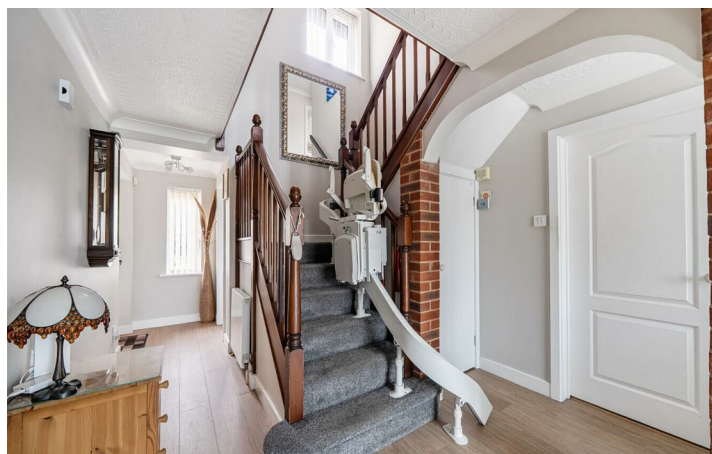
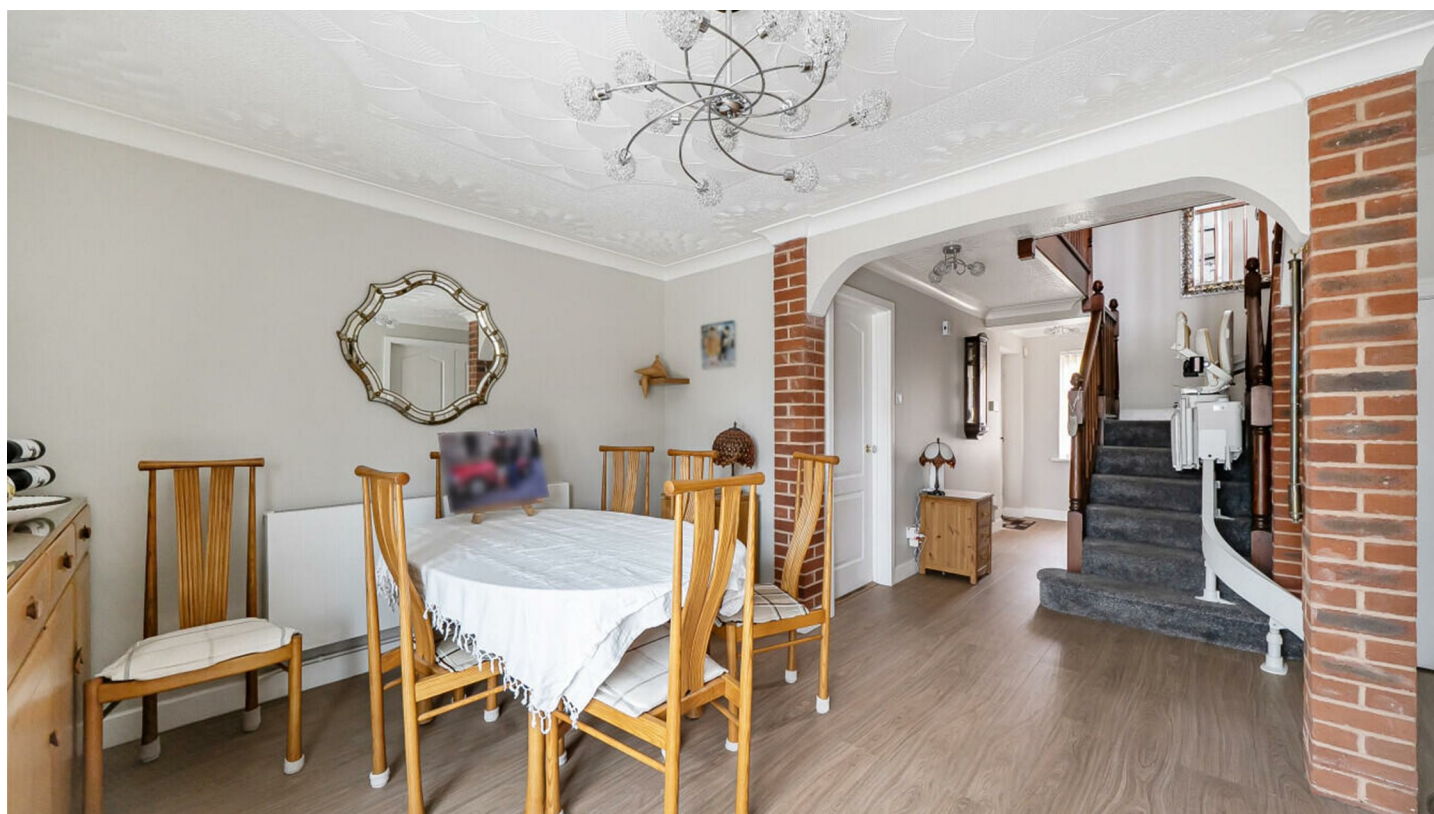


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B

Council Tax Band: E



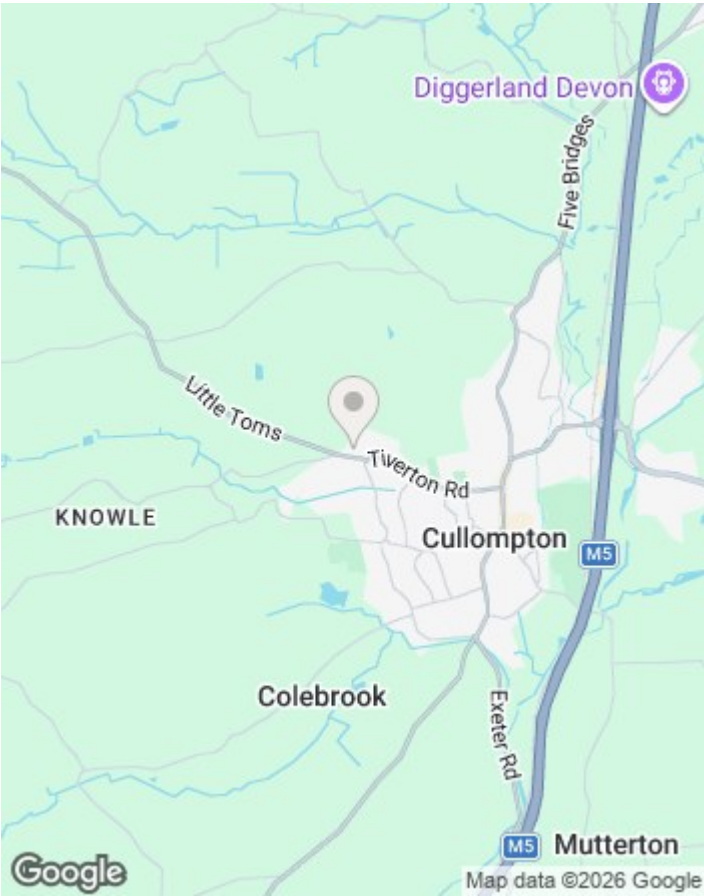
This quality family home has been well presented and modernised throughout, offering spacious accommodation in a quiet cul-de-sac position on the edge of Cullompton.

An entrance porch with downstairs cloakroom adjacent leads into the hallway which is open plan to the dining room. Patio doors open into a large conservatory which overlooks the garden. A generous dual aspect sitting room benefits from French doors opening into the conservatory. The kitchen is fitted with an ample range of neutral units with integrated appliances and with a separate utility room adjacent with a door providing access into the double garage. Upstairs, the principal bedroom benefits from an en-suite shower room and there are three additional bedrooms with a modern family bathroom in addition. Outside offers a double garage at one end with inspection pit and single garage on the other side of the property with paved driveway parking in front of both, offering ample parking for multiple vehicles and with a generous front garden. At the rear, is a private and enclosed level lawned garden with established flower borders and backing onto open fields.

PV solar panels provide a reduction in electricity bills via the feed in tariff.
Services: Mains electricity, gas, water & drainage. Tenure: Freehold. Council Tax: Band E Local Authority - Mid Devon District Council.

Trumps Orchard is a cul-de-sac in a quiet position within easy

walking distance of the town centre amenities and with bus connections nearby. Cullompton has a range of shops including 'Veyseys', an award-winning butcher's, 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, as well as country lanes closer to the property. 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 photos have been taken with a wide angle lens to show more of the rooms.



Viewings

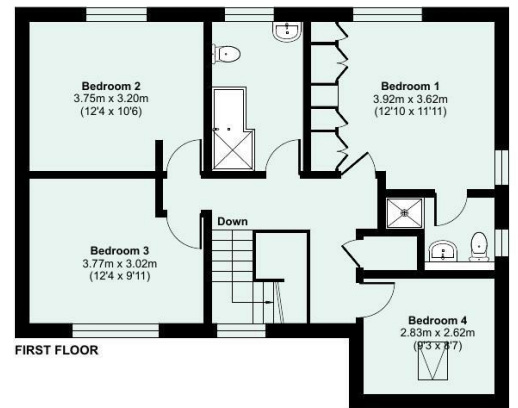
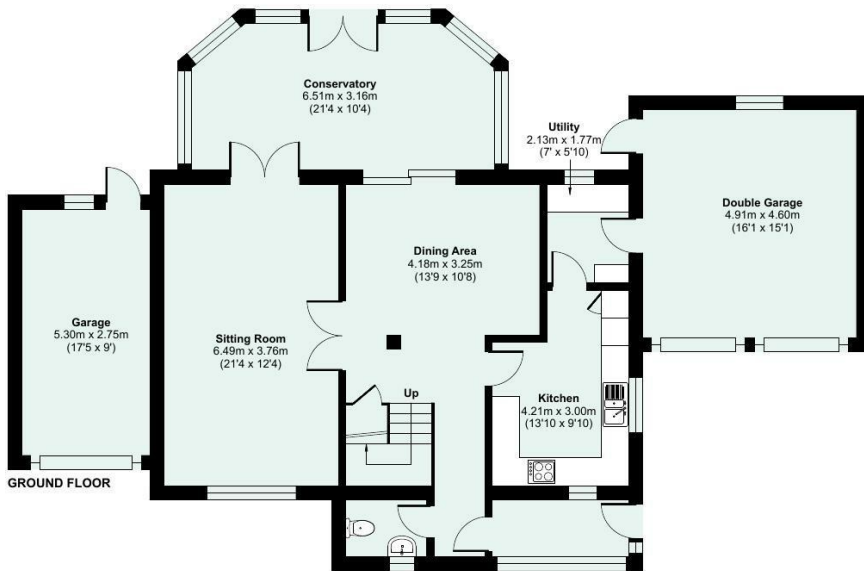
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	84
EU Directive 2002/91/EC		



Approximate Area = 1776 sq ft / 164.9 sq m
Garage = 400 sq ft / 37.1 sq m
Total = 2176 sq ft / 202 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: 1511030

