



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



## 2 St. Georges Well, Cullompton, Devon, EX15 1AS

Guide Price £330,000

- Separate living room with French doors to garden
- Contemporary fitted kitchen with breakfast bar
- Downstairs cloakroom
- Two doubles and generous single bedroom
- Enclosed rear garden & spacious front garden
- Spacious open plan kitchen/dining room
- Integrated appliances
- Dining area with wood burning stove
- Modern family bathroom
- Driveway parking & garage

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 2 St. Georges Well, Devon EX15 1AS

\*Watch the Seddons' Video Tour\* A beautifully presented semi detached home in a convenient position with a superb family kitchen/dining room. Garage and driveway parking.



Council Tax Band: C



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## LongDescription

This quality family home has been updated by the current owners to a high standard throughout and is situated in a convenient position, within easy reach of the town centre amenities and M5.

Downstairs features a generous dual aspect open plan kitchen/dining/family room with a wood burning stove and ample space for a large dining table.

The kitchen is fitted with an ample array of work surfaces with neutral shaker style units, integral appliances and a breakfast bar. Beyond is a rear lobby with back door to the garden with downstairs cloakroom adjacent.

Upstairs there are two good double bedrooms with a generous single bedroom and modern family bathroom.

Outside, the property is well set back from the road, with generous front garden, providing potential for additional parking if desired. An area of chippings provides driveway parking and a shared drive with the neighbour leads to the rear of the property where there is a single garage. The rear garden features a paved patio with level lawn, surrounded by flower borders and fully enclosed.

Services: mains water, electricity, drainage and gas.

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council

The house lies a moderate walk from the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'Alan's Fish & Chips', '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

## Viewings

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

## EPC Rating:

D

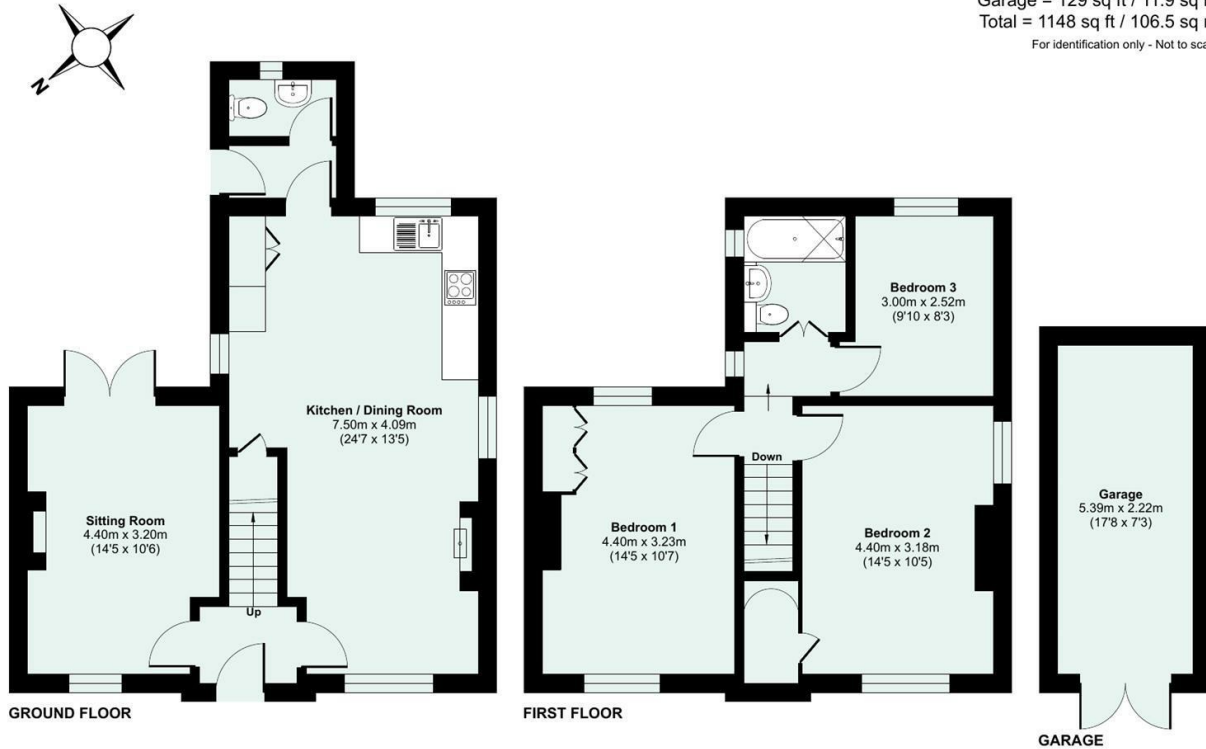
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1148 sq ft / 106.5 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). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1410416

