



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



4 Heron Way, Cullompton, Devon, EX15 1TD

Guide Price £159,000

- Two bedroom end terraced house
- Fitted kitchen
- Two good bedrooms
- Level garden which is a short distance from the house
- Allocated off road parking for 2 cars
- Quiet cul-de-sac position
- Living room with bay window
- Family Bathroom
- Gas central heating & double glazing throughout
- Central position close to public transport & town

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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Watch the Seddons' Video Tour A 2 bedroom end of terrace property with allocated off road parking in front and separate garden. Convenient position within level walking distance of the town centre and amenities. No onward chain.



Council Tax Band: B



LongDescription

Downstairs offers a fitted kitchen and entrance hallway with storage cupboards. The living room is a well proportioned reception room with a bay window overlooking the front aspect.

Upstairs are two bedrooms with fitted wardrobe in the main bedroom and a family bathroom with shower fitted over the bath.

The garden is separate from the house and accessed via the lane, with access gate and fully fenced around. It offers a good sized level garden area, laid with chippings for easy maintenance, and a shed for storage.

There is allocated off road parking directly in front of the property for two vehicles.

Services: Mains electricity, gas, water & drainage.

Tenure: Freehold.

Council Tax: Band B

Local Authority - Mid Devon District Council.

The property is situated adjacent to a park within Heron Way, a cul-de-sac close to the centre of Cullompton which has a range of shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries including, 'The Bakehouse' and 'The Lime Tree'. 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 is a popular walk 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 Paddington 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

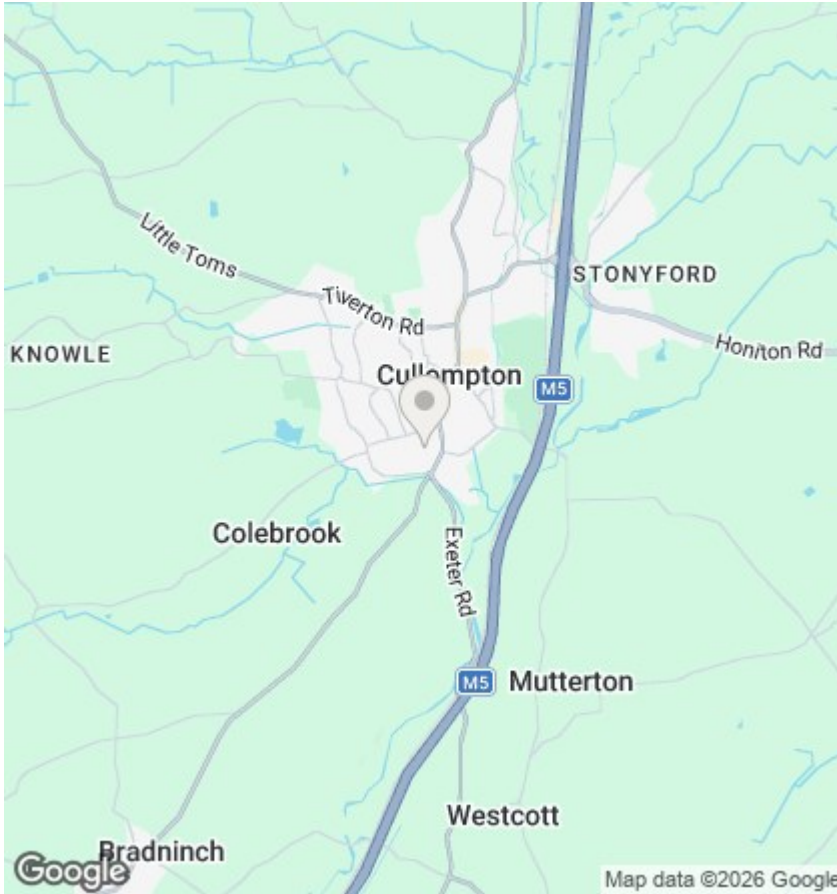
Taunton c. 23 miles

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.



Directions

DIRECTIONS:

Viewings

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

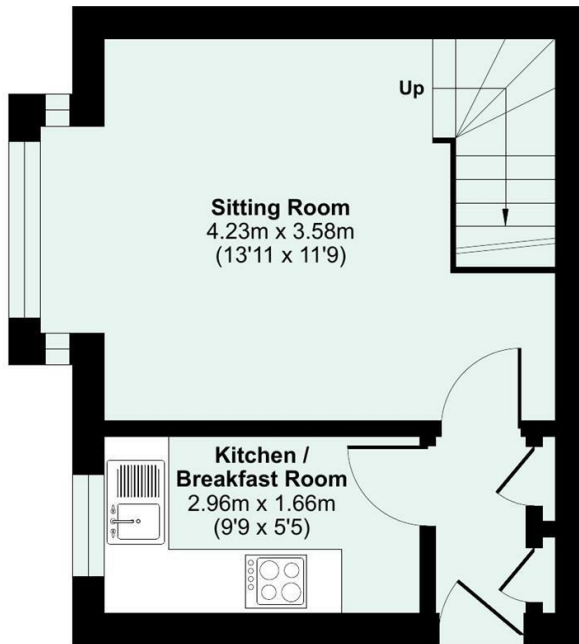
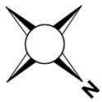
EPC Rating:

C

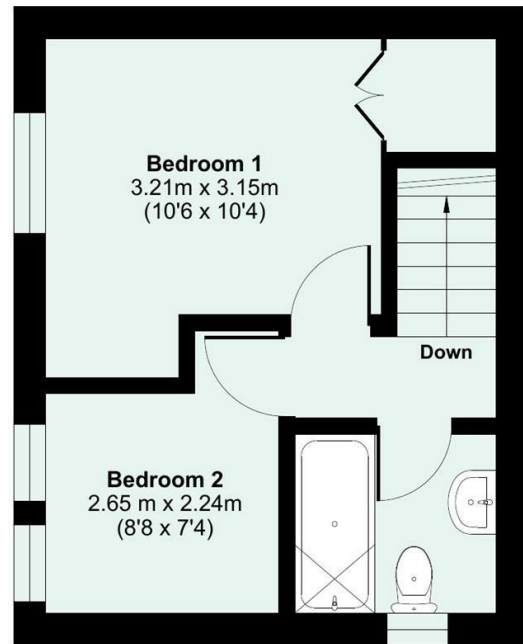
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1395248

