

Guide Price £440,000



## 12 Dartmoor Way, Cullompton, EX15 1UH

- Sitting room with bay window & open views
- Downstairs study & cloakroom
- En-suite shower room & family bathroom
- Double garage
- Open views & meadow walks on the doorstep
- Large kitchen/dining/family room with French doors to garden
- Four double bedrooms
- Superb landscaped rear garden
- Driveway parking
- Amenities & public transport within walking distance

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



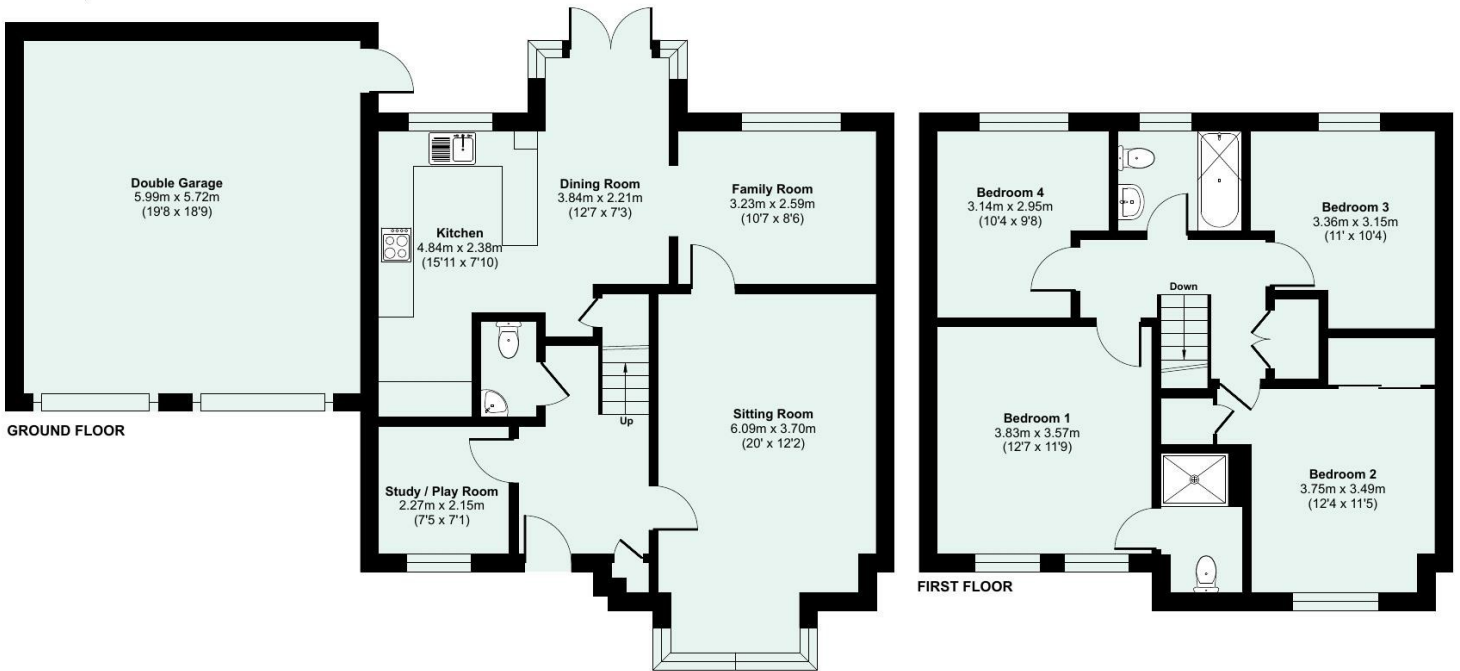
\*Watch the Seddons Video Tour\*

This light and spacious family home lies in a convenient location overlooking green open space, with a generous and beautifully landscaped rear garden and double garage.



Approximate Area = 1414 sq ft / 131.3 sq m  
 Garage = 369 sq ft / 34.2 sq m  
 Total = 1783 sq ft / 165.5 sq m

For identification only - Not to scale



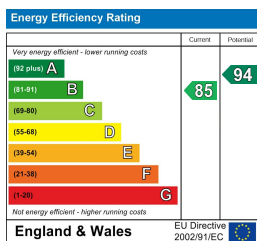
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Seddon Estate Agents LLP. REF: 1481771



## Council Tax Band

D

## EPC Rating



## Viewings

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