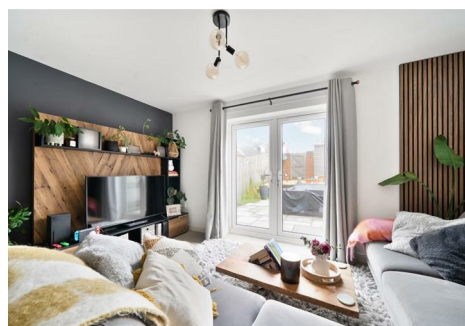
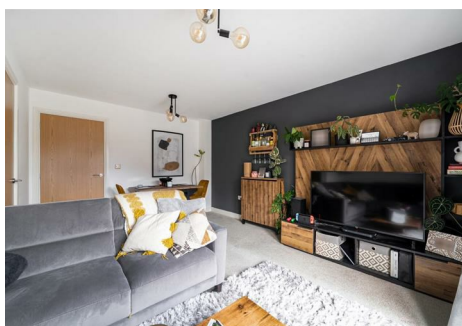


Asking Price £235,000



50 Tiverton Road, Cullompton, Devon, EX15 1HT

- Contemporary fitted kitchen
- Downstairs cloakroom and entrance hall
- Family bathroom
- Attractive rear garden and front garden
- Within easy walking distance of shops & amenities
- Spacious living/dining room with French doors
- Two double bedrooms
- Gas boiler installed summer 2025
- Allocated off road parking
- Public transport links nearby

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

50 Tiverton Road, Devon EX15 1HT

****Watch the Video Tour ****

A superbly presented modern property with two double bedrooms, enclosed rear garden and off street parking. Central location within easy walking distance of the shops and amenities.



Council Tax Band: B



Downstairs the accommodation comprises an entrance hallway with cloakroom with archway into the kitchen.

The kitchen is fitted with an ample range of units with work surfaces and appliance spaces with a window to the front aspect.

At the rear is a spacious sitting/dining room with French doors which lead into the garden.

Upstairs, there are two double bedrooms, with the principal bedroom benefiting from a built in cupboard over the stairs and full height wardrobes. Family bathroom.

Outside, there is an attractive enclosed garden with rear access where there is an off road parking space.

Services: Mains electricity, gas, water and drainage.
Council Tax: Band B - Mid Devon District Council.
Tenure: Freehold.

Note: There will be a management fee to maintain the communal areas and this is common with new developments. The current fee is approximately £185 PA, to be paid to Blenheim's. We recommend that these figures

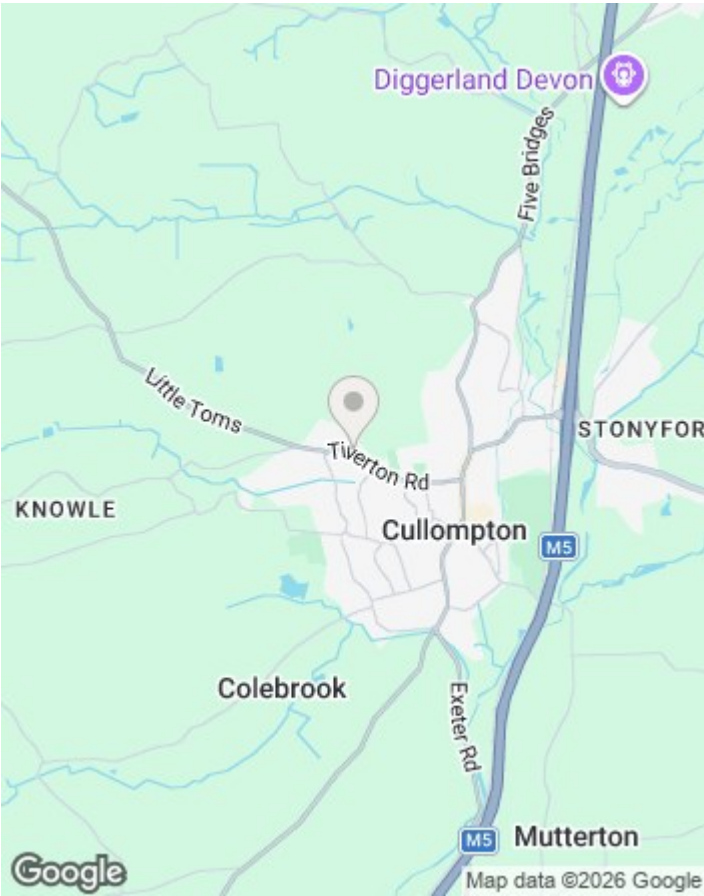
are checked with your solicitor.

Cullompton has a range of shops, including an award-winning butcher's, Costa, Tesco, Co-op, Aldi and Home Bargains supermarkets and a popular coffee shop and wine bar, 'The Bakehouse'. Other amenities include a contemporary health centre, library and community centre and established doctor's surgeries, a veterinary practice, churches, sports clubs, pubs and recreation facilities.

Cullompton is ideally placed for commuting, with quick access to Exeter via Junction 28 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.

- 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.

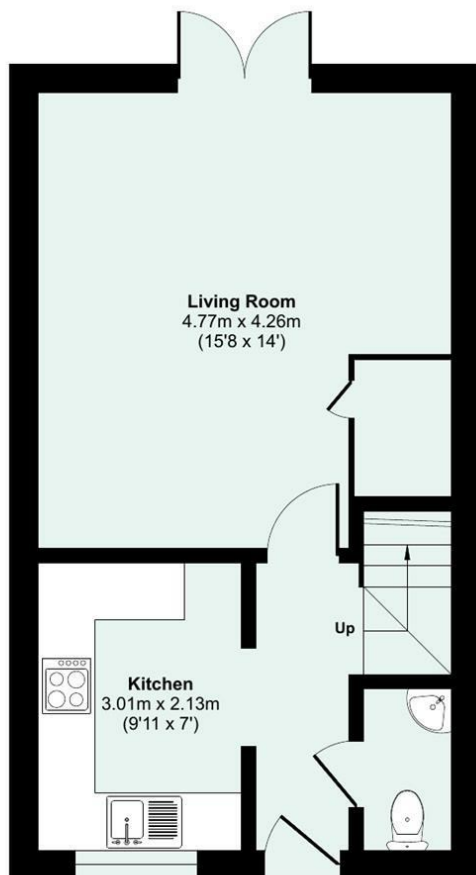
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(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	

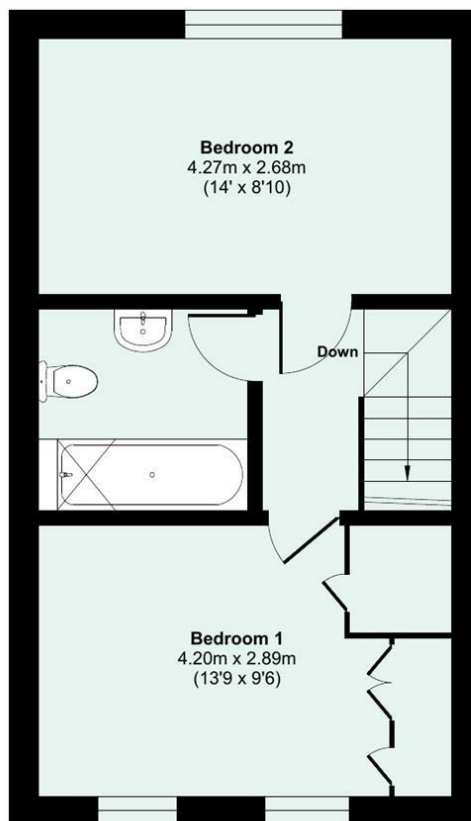


Approximate Area = 740 sq ft / 68.7 sq m

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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1410306



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Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.


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