



## 7 Greenhouse Gardens, Cullompton, Devon, EX15 1US

Guide Price £325,000

- Dual aspect reception rooms
- Contemporary fitted kitchen
- Hallways with downstairs cloakroom
- En-suite and family bathroom
- Solar panels
- Spacious living room with French doors to patio
- Dining area with French doors to garden
- Three double bedrooms
- Driveway parking and garage with garden access
- Low maintenance rear garden

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 7 Greenhouse Gardens, Devon EX15 1US

\*Watch the Seddons' Video Tour\* A superbly presented detached three bedroom family home in a sought after development with easy access to the M5 and town amenities.



Council Tax Band: D



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This attractive family home has been beautifully maintained and provides very comfortable accommodation presented in an attractive, contemporary style.

The ground floor accommodation comprises a modern fitted kitchen/dining room with ample contemporary units and integrated appliances with ceramic tiled flooring, with French doors opening onto the rear patio.

There is a good sized sitting room with dual aspect and French doors opening onto the garden. The entrance hall includes a useful utility cupboard and downstairs cloakroom.

Upstairs there are three well proportioned bedrooms, with fitted wardrobes and an en-suite shower room to the principal bedroom. The family bathroom is fitted with a modern white suite.

Outside there is an enclosed level rear garden, with an extensive paved patio and laid with astro turf for ease of maintenance, with side access gate and door into the garage.

The rear of the property benefits from an array of solar panels.

To the front of the property there is lawned frontage with driveway parking adjacent for two cars with garage behind.

**Management Charges:** The maintenance/service charge to maintain the communal areas is £110.50 per annum and this is common with newer developments.

**Services:** Mains electricity, gas, water and drainage.

**Tenure:** Freehold

**Council:** Mid Devon District Council - Band D

Cullompton offers local 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.

Locally, 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 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

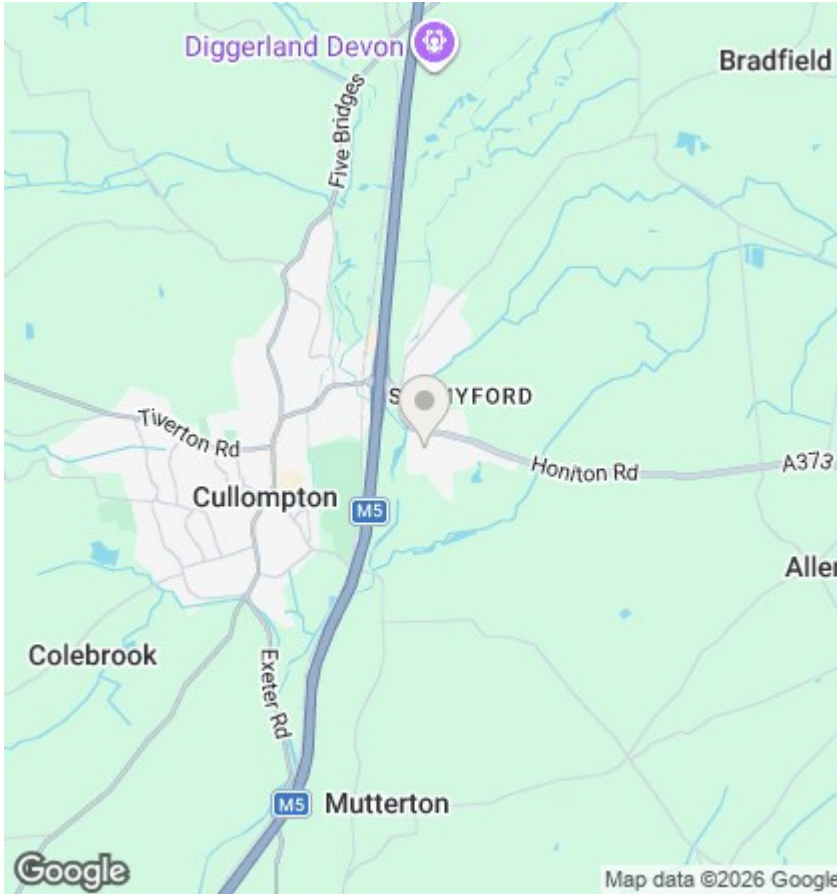
Taunton - c.23 miles

Tiverton - c.7 miles

Tiverton Parkway Station - c.6 miles

Honiton - c.10 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

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

