

Exeter Road, Cullompton, EX15 1DZ

fox & sons

welcome to

100 Exeter Road, Cullompton

Beautifully presented and deceptively spacious three double bedroom family home, in central Cullompton, with NO ONWARD CHAIN. Ready to move into, this property briefly comprises of three reception rooms, open plan kitchen/ diner, rear garden courtyard. Garage and Driveway Parking.

Long Description
Access to the driveway and garage is through the back kitchen door. The garage has power and light. There is off-road parking for up to three cars on the block-pave driveway and to the front of the property. To fully appreciate this unique property, early viewing is advised.

Entrance Porch
Door opening into the hallway. Doors to all rooms. Under stairs cupboard, radiator, stairs to first floor.

Lounge
13' 8" x 12' 10" max (4.17m x 3.91m max)
Double glazed bay window to front. Feature fireplace with log burner, radiator.

Dining Room
12' 9" x 12' max (3.89m x 3.66m max)
Double glazed bay window to front. Radiator.

Study
7' 6" x 9' 7" (2.29m x 2.92m)
Double glazed window to rear. Radiator.

Kitchen/Breakfast Room
19' 2" max x 13' 7" max (5.84m max x 4.14m max)
Double glazed window to side. The light and roomy kitchen-diner has a wide range of wall and base units for storage, with work surfaces throughout. One and a half bowl sink with drainer, space for cooker, fridge, freezer and plumbed for washing machine.
A feature breakfast bar with granite tiling and storage below, defines the separate spaces of kitchen and dining/breakfast areas, and provides a useful servicing platform.
Plenty of room for a table and chairs seating six.
Window and door onto pretty and private courtyard garden, with space for bistro table and chairs.
Door to plumbed area ready for potential development into shower room.
Back door to block-paved driveway and garage.

Shower Room
Wash hand basin, WC, walk in shower cubicle, vanity unit.

Landing
Stairs from ground floor. Doors to all rooms.

Bedroom One
16' 10" max x 12' 10" max (5.13m max x 3.91m max)
Double glazed bay window to front. Feature fire place, over stairs cupboard, picture rails, radiator.

Bedroom Two
12' 11" max x 12' 8" max (3.94m max x 3.86m max)
Double glazed bay window to front. Feature fireplace, picture rails, radiator.

Bedroom Three
10' 10" max x 9' max (3.30m max x 2.74m max)
Double glazed window to rear. Built in wardrobes, radiator.

Bathroom
Double glazed window to rear. Wash hand basin, WC, bath.

Rear Garden
The rear enclosed garden has a patio area, outside tap, steps to a raised area with flower beds.

Garage
Doors to front. There are multiple power points and lighting.









Parking
Parking in front of garage.

Services
Mains electric, gas, water and drainage.

Council Tax Band D

Location
Cullompton is the perfect location for commuting, being within quick access to Junction 28 of the M5 and Tiverton Parkway is close by. Cullompton has a good range of shops, including Tesco, Aldi, Costa and Home Bargains supermarkets. There is also a library, community centre and doctors surgery and veterinary practice.

Office Hours
Monday - Friday 9am- 5:30pm
Saturday- 9am- 2pm
Sundays - Closed

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

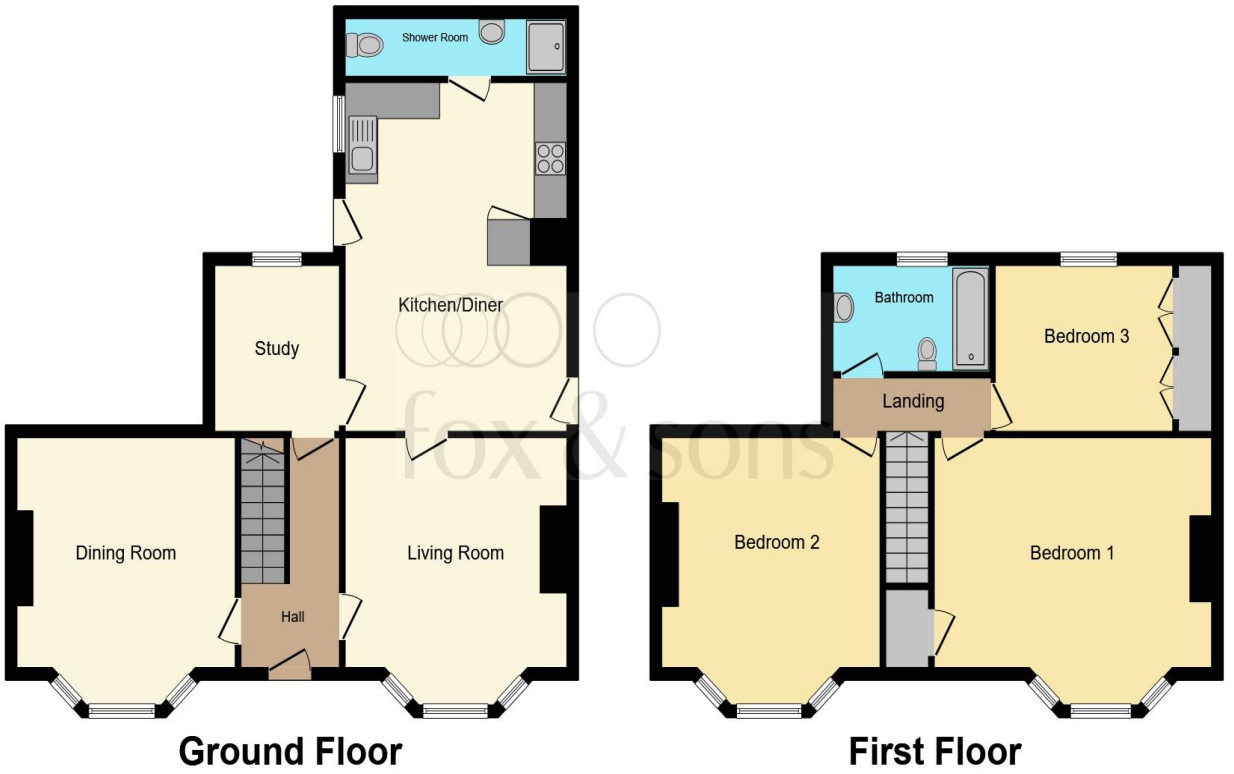
100 Exeter Road, Cullompton

- Beautifully Presented Three Double Bedroom Family Home
- Three Reception Rooms
- Large Open Plan Kitchen/Diner
- Garage & Off Road Parking
- Council Tax Band D

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
TVT106479 - 0003

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