

Guide Price £215,000



13 Parlour Mead, Cullompton, Devon, EX15 1GP

- No onward chain, ready to occupy
- Principal bedroom with en suite shower room
- Bathroom with white suite
- Low maintenance, paved garden
- Communal visitor parking
- 2 double bedrooms, one with built in cupboard
- Kitchen with integrated oven, hob and extractor
- Gas central heating and uPVC double glazing
- Designated parking space
- Convenient, tucked away location

13 Parlour Mead, Devon EX15 1GP

A modern, semi-detached house in a popular residential area, with garden and off road parking. Within easy reach of the town's amenities, bus services and quick access to Exeter and the motorway network for commuting.



Council Tax Band: B



This modern, neutrally decorated house was built about 13 years ago and offers very comfortable, well-appointed accommodation with good-sized rooms, ideal for a first home or investment.

The sitting/dining room is a generous size with patio doors leading out to the paved garden, which enjoys a southerly, sunny aspect, great for barbecues and entertaining. From the hallway, there is a useful, downstairs cloakroom and storage cupboard and the kitchen, opposite, is fitted in timeless wood style, with an integrated oven and hob with extractor hood and light over and space for appliances.

Upstairs, there are two double bedrooms, the larger one with a built-in wardrobe and en suite shower room. The main bathroom is fitted with a white suite.

To the rear of the house, the garden is enclosed with a shed to one side, and a side gate provides access to the designated parking space.

- Services: Mains electricity, water, drainage and gas.
- Council Tax: Band B
- Local Authority: Mid Devon District Council
- Tenure: Freehold
- Estate maintenance charge: TBC
- Estate Management Company: TBC

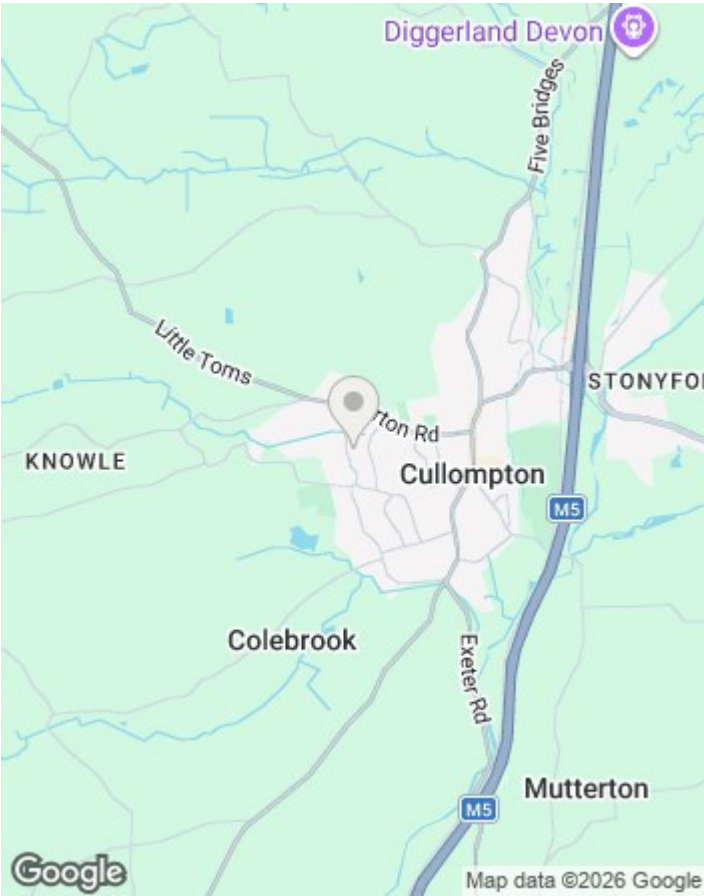
Parlour Mead lies about a mile from the centre of Cullompton, and a shorter step from two popular primary schools, Willowbank

and St Andrews. The town has a range of local shops, including 'Veyseys', an award-winning butcher's; take-aways and popular cafes including, 'The Lime Tree', 'The Bakehouse' and 'Nosh'; and mini-markets, Tesco, Aldi and Home Bargains supermarkets are all within easy reach. Other amenities include Cullompton Community College for secondary education, a contemporary health centre, library and community centre, a second doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.

From the town, there are popular walks along the town leat, through the meadows beside the River Culm and along surrounding country lanes, one locally leading to the popular rugby club!

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 Station (London Paddington in 2 hours) and Honiton Station to London Waterloo. The 'Megabus 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



Directions

From our offices in the High Street of Cullompton, proceed to the right and turn first right into Tiverton Road. Pass the fire station and take the second left into Swallow Way and then after approximately 500m turn left into Parlour Mead. Number 13 can be seen on the right hand side.

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		91
(81-91) B		
(69-80) C	76	
(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	

