

6 High Street, Cullompton, Devon, EX15 1AA



5 Manning Avenue, Cullompton, Devon, EX15 1QE

Guide Price £325,000

- Porch with entrance hallway
- Dining area with patio doors to the garden
- Three doubles and single bedroom
- Additional bathroom with jacuzzi bath
- Level gardens to front, side and rear
- Spacious living with wood burning stove
- Fitted kitchen
- Family bathroom & en-suite to third bedroom
- Integrated garage with driveway parking
- Gas central heating & double glazing

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



5 Manning Avenue, Devon EX15 1QE

Watch the Seddons' Video Tour A spacious four/five bedroom family home on a good sized corner plot with driveway parking and gardens to three sides. Centrally located within walking distance of the town amenities.



Council Tax Band: D



LongDescription

A well located generous family home, offering the opportunity to update and re-model to your own taste.

Downstairs offers a spacious dual aspect living room with a fireplace with wood burner and exposed brick chimney & hearth, with archway into the dining area.

French doors lead into a rear conservatory which overlooks the garden with sliding patio doors providing access into the garden.

There is a good sized kitchen with further exposed brickwork and access into the conservatory.

Upstairs offers a spacious main front bedroom with fitted wardrobes. There are two additional double bedrooms with an en-suite shower room in the third bedroom and fourth single bedroom.

An additional room features a sunken jacuzzi bath which could be removed to provide a fifth bedroom or study and there is a family bathroom.

Outside benefits from private level gravelled garden to the rear and further large garden to the side, surrounded by fencing and mature shrub borders.

There is access round the side of the property to a front driveway with access to an integral garage.

Services: Mains gas, electricity, water & drainage.

Local Authority: Mid Devon District Council

Council tax band: D

Tenure: Freehold

The house lies a moderate walk from the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Costa Coffee, 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.

From the town, there are popular walks 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

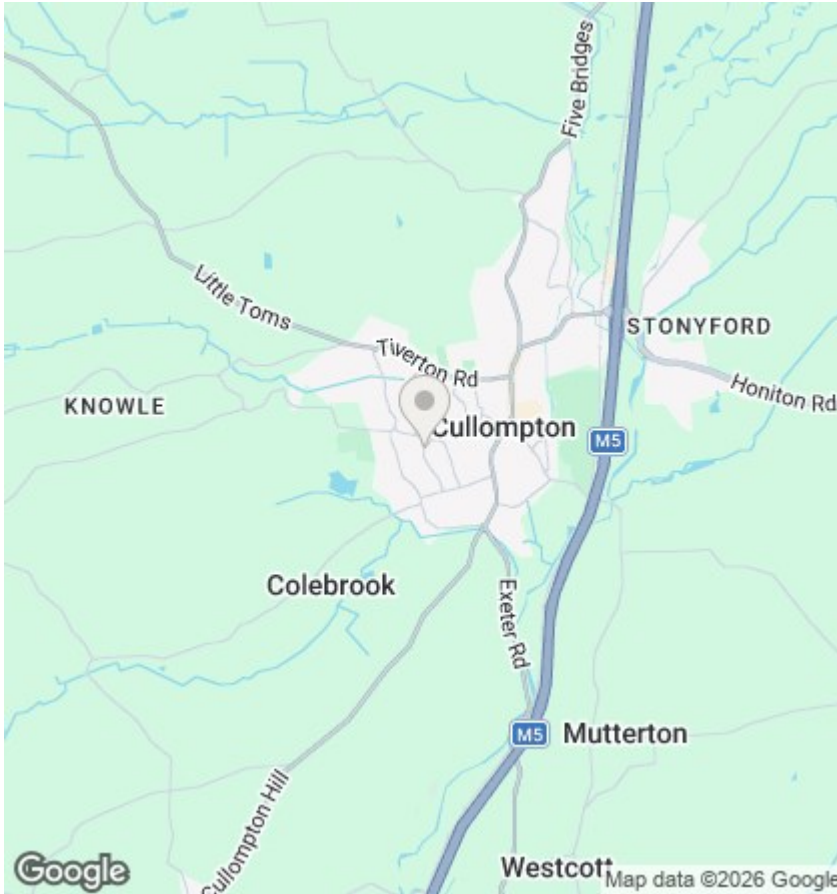
Taunton c. 23 miles

Tiverton c. 7 miles

Tiverton Parkway Station c. 6 miles

Honiton c. 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

