



# seddon's

6 High Street, Cullompton, Devon, EX15 1AA



## 6 Padbrook Mews, Cullompton, EX15 1TN

Asking Price £250,000

- Built approximately seven years ago
- Kitchen/dining room with integral appliances
- Contemporary bathroom with white suite
- Solar panels for hot water - saving money!
- Quick access to the M5, buses & rail links
- 3 bedrooms, built in wardrobes
- Large sitting room with patio doors
- Downstairs cloakroom
- Rear garden & parking for two cars in front of the house
- Exeter and Taunton 20-30 mins

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 6 Padbrook Mews, Cullompton EX15 1TN

\*Watch the Seddons' Video Tour\* A modern, attached house on a small development, with quick access to Exeter, Broadclyst and local supermarkets and schools. Useful parking for two cars and an enclosed rear garden with a sunny, westerly aspect.



Council Tax Band: C



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## LongDescription

This traditionally built house, with an easy to maintain, red-brick exterior was built around seven years ago on this popular small development, the Bradninch side of Cullompton, with easy access to Exeter via the B3181 main road.

The comfortable accommodation has a fitted kitchen with integral oven and hob and plenty of dining space, a useful downstairs cloakroom and a generous sitting room, with patio doors to the rear garden.

Upstairs, there are three bedrooms, two doubles and a single, and a family bathroom with a white suite, with a shower over the bath.

The two designated parking spaces are side by side, directly in front of the house, and to the rear, the enclosed garden is principally laid to lawn with a small paved patio. The garden has a westerly aspect with sunshine for the majority of the day and perfect for a barbecue and beer in the garden after work!

Services: Mains electricity, water, drainage and gas.

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council

Service charges: Seddons are not aware of any estate service charges but please check this with your solicitor.

Cullompton has a range of shops, including an award-winning butcher's, a florist, Tesco, Co-op, Aldi and Home Bargains supermarkets and popular coffee shops and cafes, including 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include primary schools, Cullompton Community College (secondary education), 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 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 about 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 were taken with a wide-angle lens to show more of the rooms.

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## Directions

DIRECTIONS: Use sat nav and number 6 has a Seddons' board displayed.

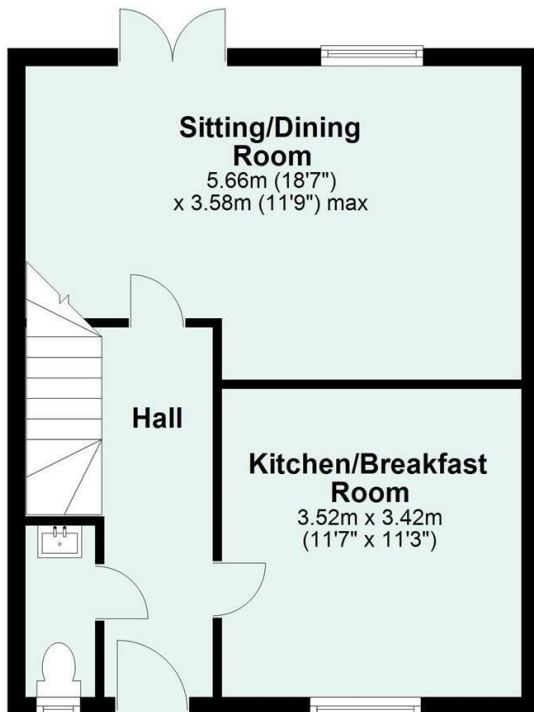
## Viewings

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

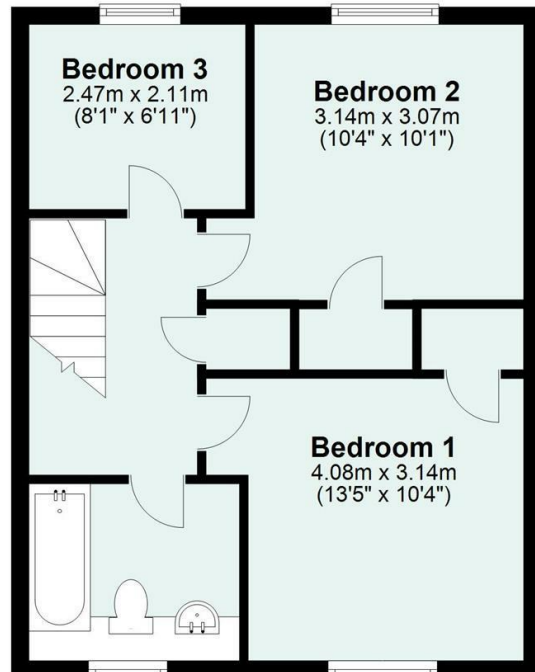
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</b>	
(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			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Total area: approx. 77.7 sq. metres (836.3 sq. feet)

