

Guide Price £435,000



12 Exmoor Way, Cullompton, EX15 1TU

- Superb kitchen/dining room with integrated appliances
- Bay windowed sitting room
- 3 double bedrooms with fitted wardrobes
- Upgraded en-suite & family bathroom
- Single garage and driveway parking
- Solid oak flooring throughout the downstairs
- Utility room & downstairs cloakroom
- Spacious single/small double fourth bedroom
- Beautifully landscaped enclosed rear garden with decked patio
- Remaining NHBC warranty

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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Situated in a tucked away position, on the edge of the countryside, this immaculately presented detached property has been superbly updated by the current owners to offer a comfortable and spacious family home, finished to a high standard throughout. No onward chain.



Council Tax Band: D



The property is situated within a quiet cul-de-sac position on the edge of the well regarded Saxon Fields development, with dog walks and meadows on the doorstep. The owners have refreshed the property throughout with a superb quality of finish incorporating solid oak flooring running throughout the downstairs.

The kitchen/dining/family room at the rear of the house is fitted with stylish shaker style units with a central island unit with integrated appliances. French doors with full height side glazed panels, open out onto the patio. The utility room adjacent has been updated with complimentary units and provides an additional side access door to the driveway with entrance hall and cloakroom at the front.

The living room features a bay window looking out over trees to the front and a contemporary feature fireplace provides a cosy focal point.

Upstairs, three double bedrooms benefit from fitted wardrobes with generous wardrobe space and a luxury en-suite in the principal bedroom. The fourth bedroom offers a generous single or small double and a family bathroom completes the upstairs. Outside is an enclosed, immaculately landscaped level garden with decked patio entertaining area and law, surrounded by shrub borders.

At the front there is driveway parking for two vehicles with generous garage and side gate providing access to the garden.

Services: Mains electricity, gas, water & drainage.

Tenure: Freehold.

Council Tax: Band D

Local Authority - Mid Devon District Council.

Agent's Note: There is an annual service charge of £280 per annum

payable to First Port.

The property lies towards the edge of Cullompton, a moderate walk from the town, which has a range of shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries including, 'The Bakehouse' and 'The Lime Tree'. 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 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 Paddington 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

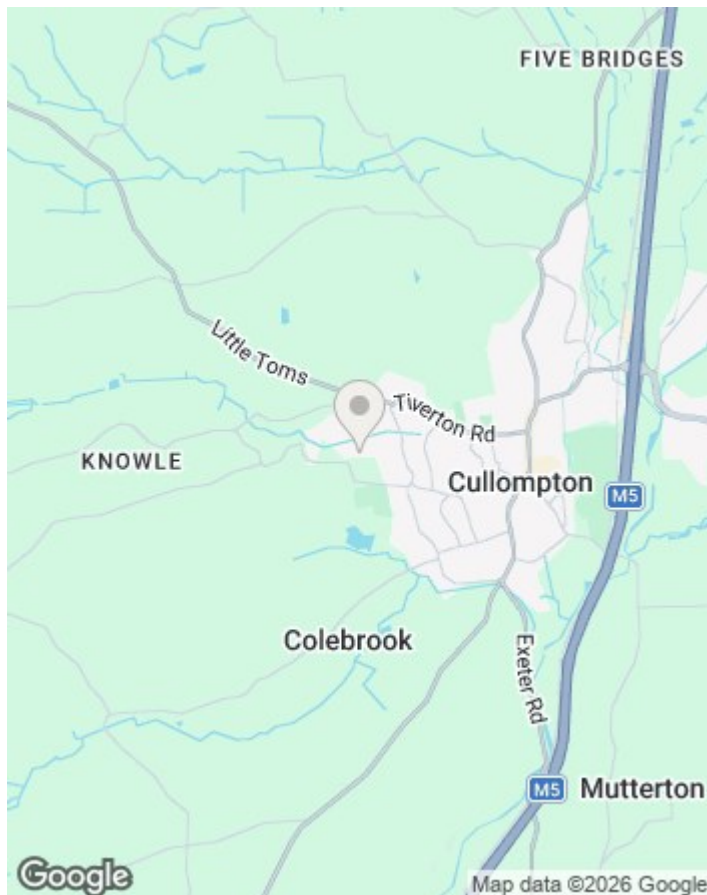
Taunton c. 23 miles

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

Viewings

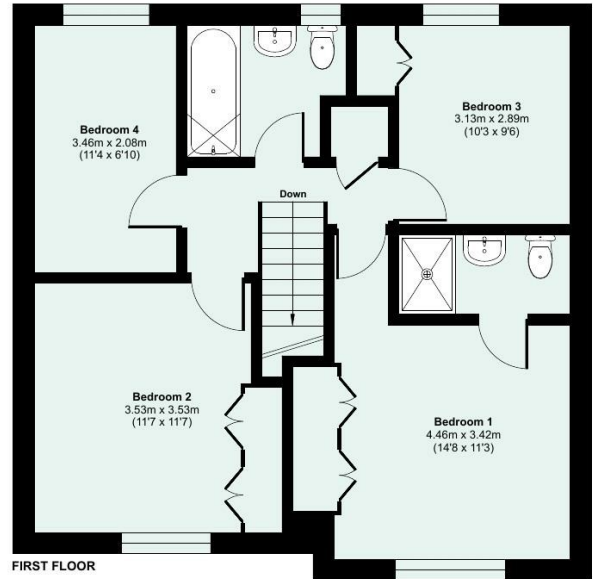
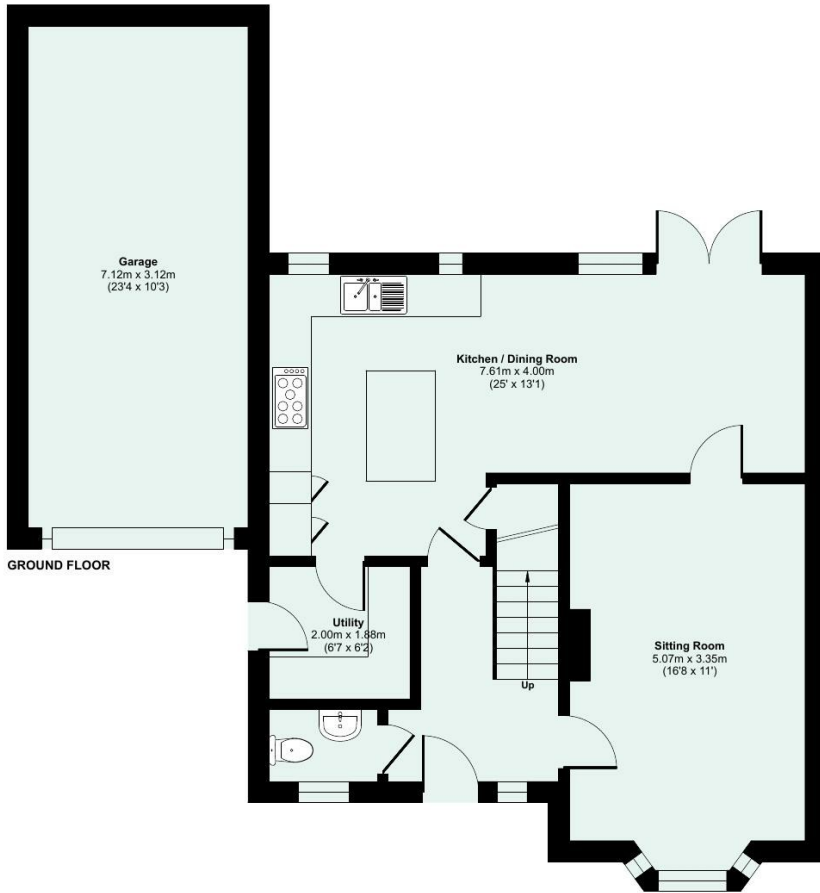
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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	

Approximate Area = 1229 sq ft / 114.1 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1468622

