



Montpelier Cottage

Montpelier Cottage, Culmstock, Cullompton, EX15 3HA



SITUATION

Situated in the heart of the highly popular village of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School, a range of day to day facilities including public house/restaurant, church and village stores/cafe. For a greater selection the nearby village of Hemyock is within 2.5 miles with its doctors surgery and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

DESCRIPTION

A recently refurbished cottage located in the heart of Culmstock, offering well-presented accommodation including a kitchen/diner, sitting room, utility, cloakroom, three double bedrooms, en-suite and a family bathroom. Outside is an enclosed rear garden and parking for two cars. Offered for sale with no onward chain.

ACCOMMODATION

A porch leads to the front door, opening into a welcoming entrance hallway with access to all ground floor rooms and stairs rising to the first floor. The bright, dual-aspect kitchen/diner features wood-effect vinyl flooring, matching wall and base units with worktops over, and a comprehensive range of integrated appliances including a dishwasher, fridge/freezer, eye-level oven, induction hob with extractor, integrated bins, and a double Belfast sink. The living room enjoys a front-facing window and benefits from a slate hearth with space for a wood-burning stove. There is a useful utility room with plumbing for a washing machine and a door leading to the boiler, also providing additional storage. The ground floor is completed by a cloakroom comprising a WC, hand wash basin, and heated towel rail.

To the first floor, a spacious landing provides access to all bedrooms and the family

bathroom, along with a loft hatch leading to insulated loft. The principal bedroom features a front-facing window and benefits from an en-suite comprising a large shower, hand wash basin, WC, and heated towel rail. Bedroom two is a generous double with a front-aspect window, while bedroom three is also a well-proportioned double and enjoys dual-aspect windows overlooking the rear of the property. The family bathroom is fitted with a bath with mixer tap, hand wash basin, WC, and heated towel rail.

OUTSIDE

To the rear is an enclosed rear garden with steps leading to a lawned area. The property further benefits from two off-road parking spaces.

SERVICES

Air source heat pump. Mains drainage, electricity and water. Mobile coverage is good outdoor with EE and Three, variable outdoor with Vodafone and poor to none outdoor with O2 (Ofcom). This property benefits from superfast broadband (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

AGENTS NOTE

Some of these photos have been staged using AI for internal images. The garden has been landscaped using AI to create the lawn.

DIRECTIONS

From Junction 27 of the M5 motorway take the A38 towards Wellington. After approximately 2.5 miles turn right signposted Culmstock and continue down into the village where the property will be found on the right hand side.

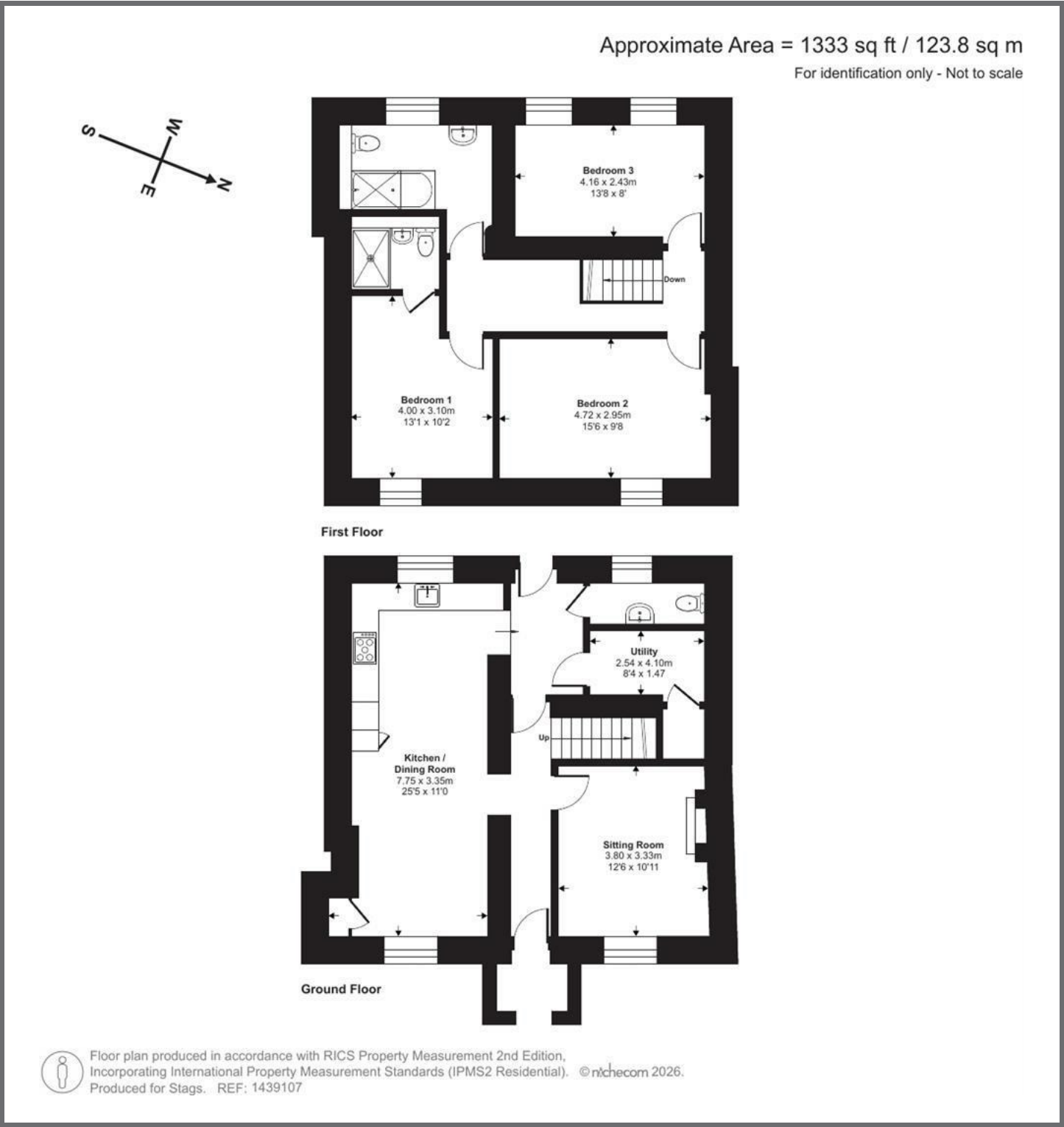
Wellington 6.9 miles | Taunton 13.4 miles | Exeter 23.1 miles

A charming, well-presented cottage, recently refurbished and located in a sought-after village.

- Newly refurbished
- Three bedrooms
- Kitchen/Diner
- Sitting room
- Utility/Cloakroom
- Family bathroom & En-suite
- Rear garden & Off road parking
- No onward chain
- Council Tax B
- Freehold

Guide Price £399,950





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(49-54)	E		
(41-48)	F		
(35-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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