Guide Price £450,000

seddons









Manitoba Lodge Crow Bridge, Cullompton, EX15 1QZ

- Versatile accommodation, bedrooms on both floors
- Extensive kitchen/dining room
- Utility room and downstairs cloakroom
- Double garage and ample parking
- Bus stop nearby with regular services
- 3 double bedrooms, large en suite shower room
- Large conservatory extension
- Gas central heating and uPVC double glazing
- Established front and rear gardens
- Quick access to Exeter and the motorway

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

Manitoba Lodge Crow Bridge, Cullompton EX15

Watch the Seddons Video Tour

A detached, chalet bungalow, nicely tucked away in a secluded position and offering spacious, well-appointed accommodation within easy reach of local amenities, bus services and the motorway network, ideal for commuting to Exeter.

3 2 1 C Council Tax Band: D







Manitoba Lodge is an individual property built around 2004 and is situated in a secluded position off a private drive in the Crowbridge area of Cullompton, a short walk from the bus stop and Willowbank Primary School.

All round, the living space is nicely presented in a classic style and would equally suit a family or those looking towards retirement as it has the flexibility of a large downstairs bedroom suite, with a generous en suite shower room, and two further double bedrooms upstairs, with a family bathroom. Opposite the downstairs bedroom is the sitting room and the two rooms together would make a great suite for later years or perhaps for an older child or lodger seeking some independence. Otherwise, the sitting room is a lovely room for relaxing, with a faux feature stone fireplace (no chimney) and double-glazed patio doors to the garden.

At the end of the entrance hall, the magnificent kitchen is an impressive room with tiled flooring and the kitchen fitted in a classic Shaker style with plenty of cupboard and drawer storage, display units, extensive work surface and an integrated Miele dishwasher. There is plenty of room for a large dining table and chairs and the solid wood beams in the ceiling and spotlighting all add to the atmosphere. Glazed doors open into the conservatory, which is used for both sitting and dining, and leads out to the patio, ideal for summer barbecues and entertaining.

Beside the kitchen, there is a useful utility room with sink unit and space and plumbing for laundry appliances as well as a cloakroom to one side. A personnel door gives convenient access into the large double garage, which has parking and turning space to the fore and raised lawn and shrub gardens running alongside the driveway.

The rear garden has paved patio initially, giving way to a raised lawn with established shrubs and trees and a garden shed.

Manitoba Lodge lies a moderate walk from the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Lime Tree', 'The Bakehouse' 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 surrounding country lanes, one leading to the 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 and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. 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

Services: Mains electricity, water (metered), drainage and gas.
Council Tax: Band D
Local Authority: Mid Devon District Council
Tenure: Freehold
Agent's note: There is a Belling Rangemaster cooking range in the kitchen which may be included in the sale if required, with no value attached, as one of the ovens does not work and parts may not be available for its repair as it is an old model.

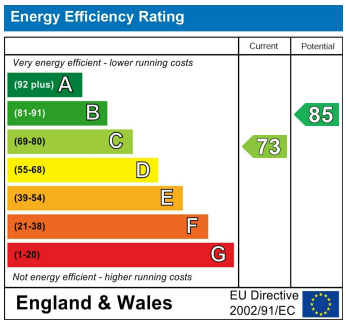


Directions

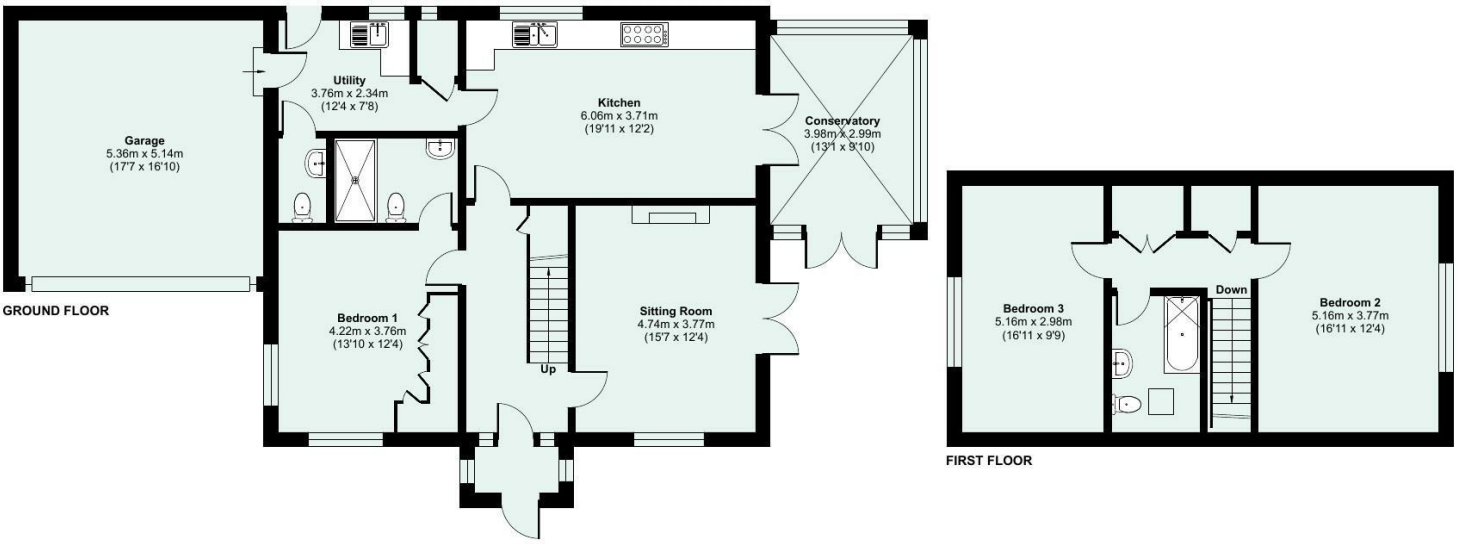
Viewings

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

EPC Rating:



Approximate Area = 1641 sq ft / 152.4 sq m
Garage = 297 sq ft / 27.5 sq m
Total = 1938 sq ft / 179.9 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: 1549524





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