



5 Tyes Orchard



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Plymtree, Cullompton, EX15 2JT

What3Words: ///squeaking.notes.toys

A well presented detached three bedroom bungalow located within a cul de sac, backing onto fields.

- Sitting/Dining Room with Views
- Separate Utility Room
- En-Suite Bathroom
- Garage and Parking
- Freehold
- Comprehensively Fitted Kitchen
- Sun Room/Snug
- Separate Shower Room
- Lovely Gardens
- Council Tax Band E

Guide Price £620,000

SITUATION: Tucked away in the heart of the sought after village of Plymtree, the property enjoys a peaceful setting within a well regarded rural community. The village offers a primary school, church, public house and community shop. Nearby Honiton provides a wider range of amenities, a station on the London Waterloo line and access to the A30, while Junction 28 of the M5 at Cullompton is easily reached. The Cathedral City of Exeter offers extensive facilities, mainline rail links to London and an international airport, with further services from Tiverton Parkway railway station around 12 miles away.

DESCRIPTION: The entrance hall provides access to all principal rooms, with the spacious sitting/dining room forming the heart of the home. This bright and welcoming space features a dual fuel burner and a picture window with views across the surrounding countryside. Double doors lead through to the sun room/snug, offering an additional reception area with direct access to the rear garden. The kitchen is comprehensively fitted with a range of units and integrated appliances, complemented by a useful separate utility room. There are three bedrooms, one of which benefits from patio doors opening onto the rear garden and an en-suite bathroom, in addition to a separate shower room.

OUTSIDE: To the front, there is a lawned garden with flower borders and a driveway providing parking for several vehicles, along with a semi detached garage. There is a further driveway with electric and light sensors.

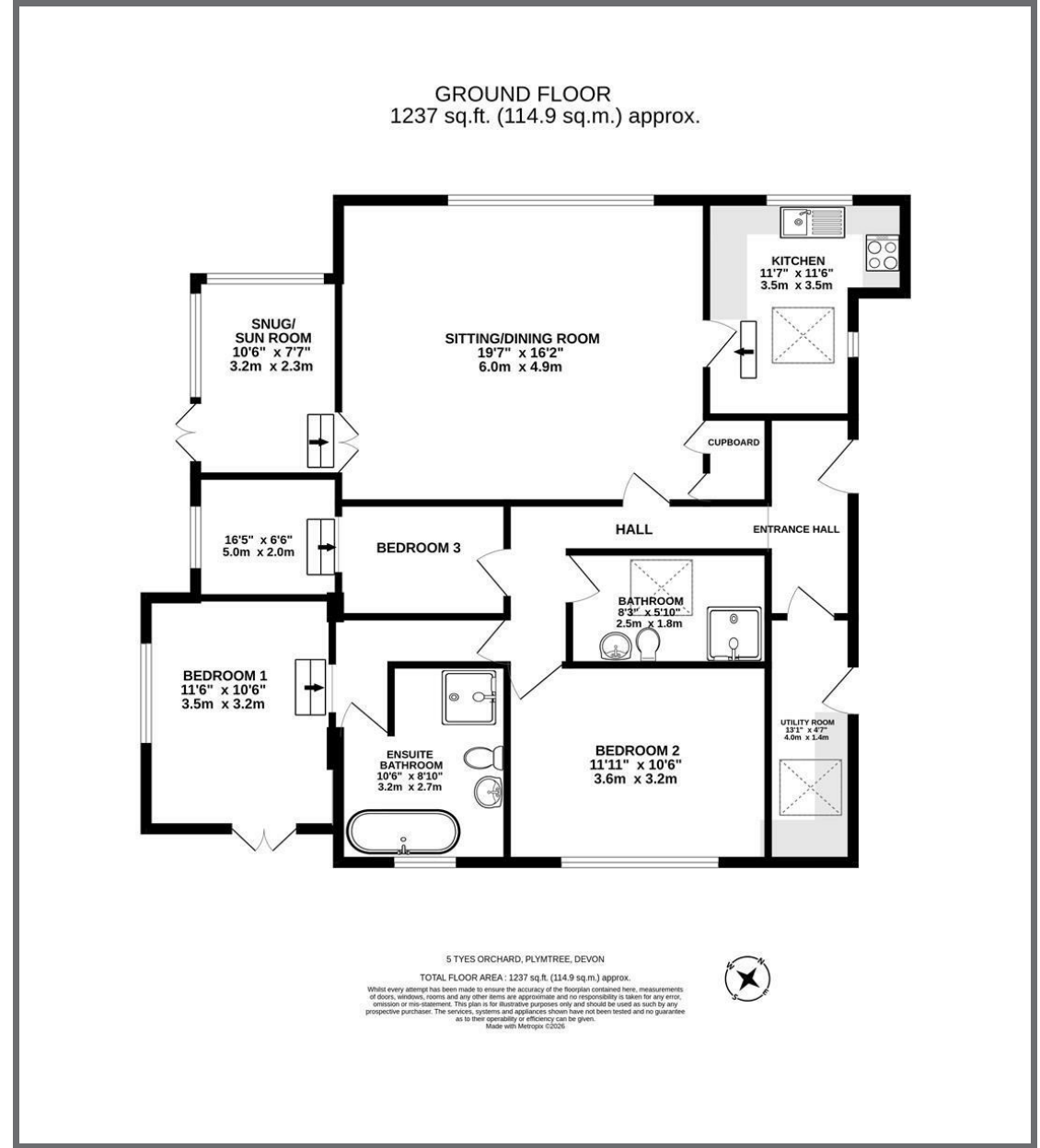
Side access leads to the rear garden, which is predominantly laid to lawn with mature flower and shrub borders and a pond. A pathway leads to a substantial patio and BBQ area, ideal for entertaining and al fresco dining while enjoying the countryside views. There is also a summerhouse with light and power, along with two garden sheds.

SERVICES: Mains Electricity, water and drainage. Oil fired central heating with underfloor heating in the en-suite. Hot and cold water taps to the rear garden. Standard and Superfast Broadband available. Mobile signal both inside and outside with most major networks (Ofcom)





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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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