



6A Exon Buildings Exeter Road, Cullompton, EX15 1DU

Guide Price £270,000

- With remaining NHBC warranty
- Kitchen with island/breakfast bar & integral appliances
- Three double bedrooms
- Top floor bedroom with Velux skylights & eaves storage
- Enclosed rear garden
- Open plan living room & kitchen/diner
- Entrance hall with downstairs cloakroom
- Family bathroom
- Large front garden with lawn and decked patio
- Gas central heating & double glazing

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

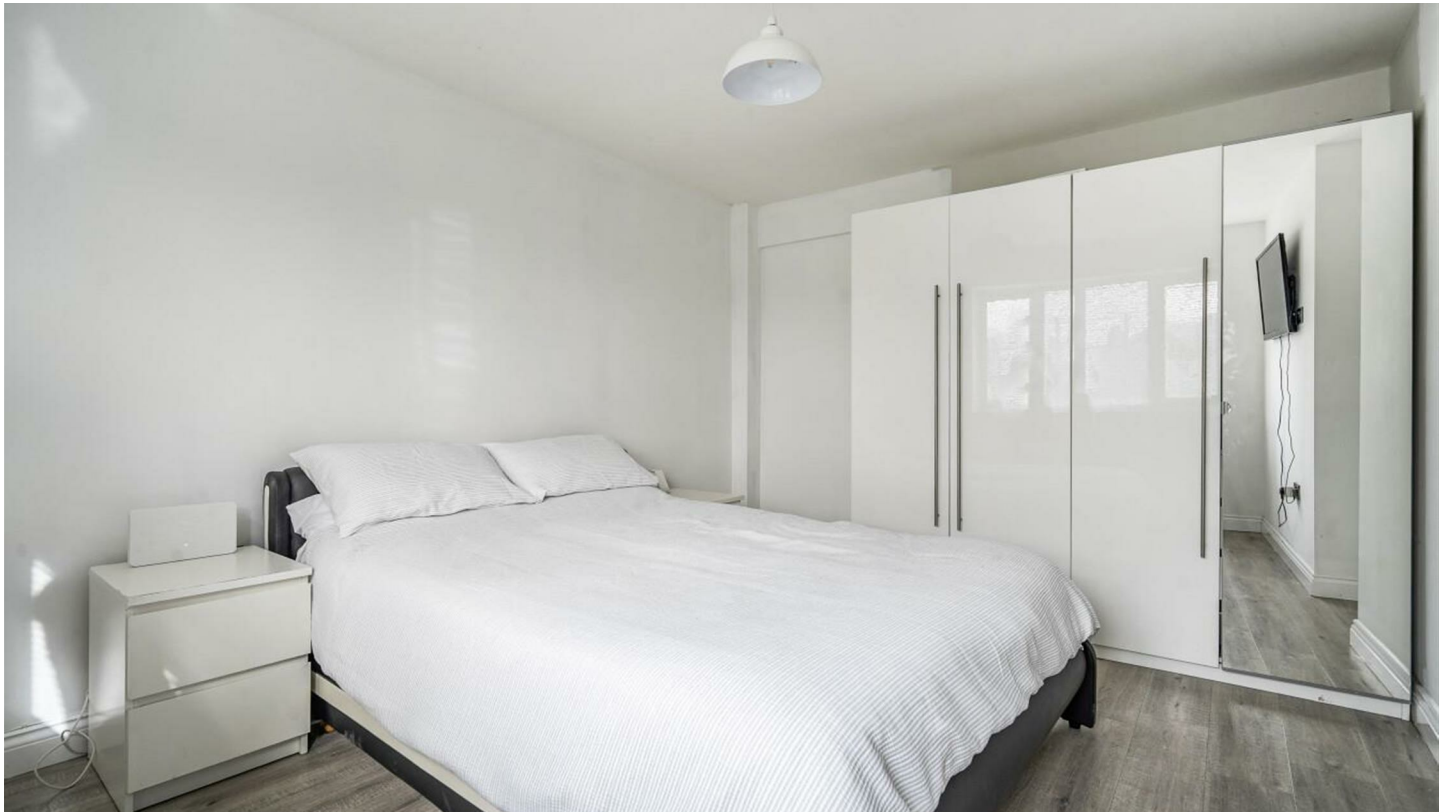


6A Exon Buildings Exeter Road, Cullompton EX15

Watch the Seddons' Video Tour Built approximately 5 years ago and offering spacious open plan accommodation with three first floor bedrooms and a large top floor bedroom. No onward chain.



Council Tax Band: C



LongDescription

This end terraced property is situated in a convenient position, within easy walking distance of the schools, town centre shops & amenities.

The property offers modern generous accommodation with a spacious entrance hall and downstairs cloakroom with under stairs storage cupboard.

The open plan contemporary kitchen is fitted with an extensive range of units with integrated appliances and a large central island breakfast bar.

The living/dining room is a spacious room at the rear overlooking the garden and with French doors opening out onto the patio.

Upstairs there are three double bedrooms with fitted wardrobes in one and a contemporary shower room.

On the top floor is a spacious room with Velux skylight windows and storage space into the eaves.

Outside there is a large level front garden with lawn and paved patio with side access to the rear and bin storage area.

At the rear is an enclosed courtyard garden with decking and lawn and side access gate.

Services: Mains electricity, gas, water, & drainage.
Council Tax: Band C - Mid Devon District Council.
Tenure: Freehold.

The property is situated in a level position within easy walking distance of Cullompton town centre 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 Bakehouse', 'The Lime Tree' 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 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 London Paddington (in 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. 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.

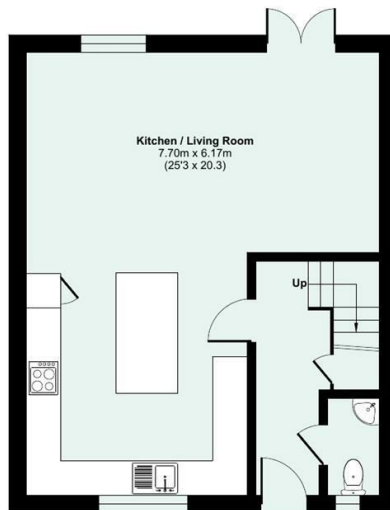
EPC Rating:

B

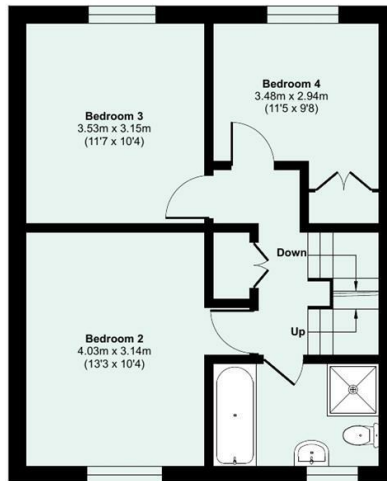
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 87 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approximate Area = 1279 sq ft / 118.8 sq m

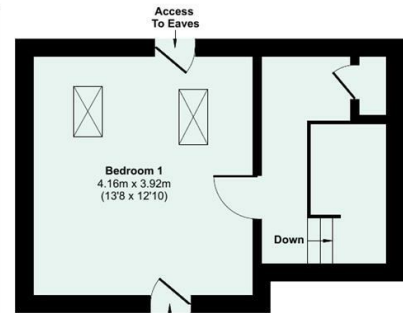
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Seddon Estate Agents LLP. REF: 1424341

