



Guide Price £185,000

seddon's



3 Tamarind, Cullompton, EX15 2SR

- No onward chain
- Shower room with double shower cubicle
- Kitchen/dining room with larder cupboard
- Gas central heating and uPVC double glazing
- Low maintenance gardens
- 2 bedrooms, one generous double and a single
- Sitting room with wood laminate flooring
- Garden room extension
- Parking for two large vehicles
- Good village amenities nearby

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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Watch the Seddons' Video Tour A well-built, semi-detached house in need of some modernisation. Lying in a popular close with ample parking and a sunny garden, this location is ideal for commuting with local bus services and quick motorway access to Junctions 27 and 28.



Council Tax Band: B



This well-loved property is ready for its next chapter, with the accommodation clean and tidy and ready for occupation, but requiring redecoration and updating over time. An ideal opportunity for a DIY enthusiast, with some friends in the trades.

The house is nicely set back from the road, with parking to the side and a front lawn garden. A gate leads to the enclosed rear garden, which is paved with gravel areas and flower beds planted with beautiful, established roses.

Services: Mains water, electricity, drainage and gas. Photo voltaic (PV) panels with output to be confirmed.

Tenure: Freehold

Council Tax: Band B

Local Authority: Mid Devon District Council

Tamarind lies within easy reach of the village amenities including the Co-op and One-Stop mini markets, a petrol station, pub and village hall. In the Old Village, there is a post office/shop, bus stop and church.

The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas. Nearby there is

the Willand Primary School, Ofsted rated 'Good', and 'The Gables Nursery', Ofsted rated 'Outstanding' in all areas.

Regular bus services run through the village serving the local area and the market towns of Tiverton and Cullompton are a short drive away. Taunton and Exeter are convenient, via Junctions 27 and 28 of the M5, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with regular services to London Paddington (around 2 hours), is less than ten minutes' away.

Junction 28 M5/Cullompton c. 3 miles

Exeter c. 17 miles

Junction 27 M5/Tiverton Parkway c.3 miles

Exeter Airport c. 16 miles

Taunton c. 22 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

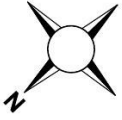
Viewings

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			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 720 sq ft / 66.8 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: 1446871

