



19 Larks Rise, Cullompton, Devon, EX15 1UT

Guide Price £285,000

- Separate sitting room
- Conservatory extension
- En-suite to principal bedroom
- Enclosed level garden with patio
- Gas central heating & double glazed throughout
- Modern kitchen/diner with French doors
- Two double bedrooms
- Single bedroom & family bathroom
- Garage and driveway parking
- Quiet cul-de-sac position

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

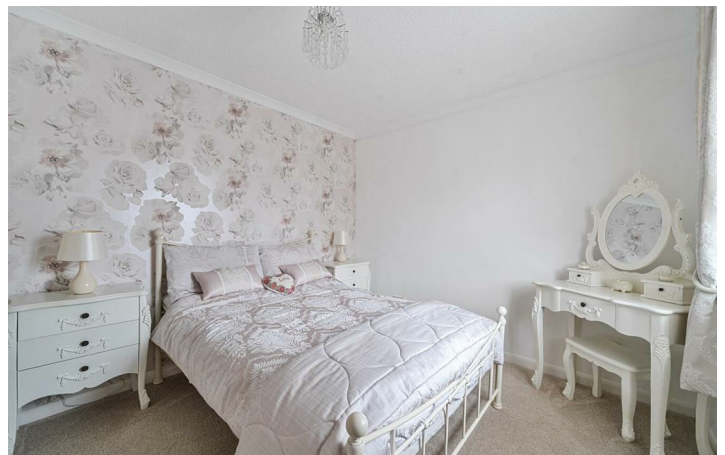


19 Larks Rise, Devon EX15 1UT

Watch the Seddons' Video Tour An immaculate three bedroom home with conservatory extension in a quiet position on the edge of Cullompton. Public transport links to Exeter nearby. No onward chain.



Council Tax Band: C



LongDescription

Situated at the end of a cul-de-sac, the property has been beautifully maintained by the current owners.

Downstairs an entrance lobby provides access with cloakroom adjacent.

The separate sitting room is a good size with a large window to the front aspect. The rear kitchen/diner is fitted with a good range of modern units with ample space for a family dining table in front of the French doors, leading into a conservatory extension which overlooks the garden.

Upstairs there are two double bedrooms with en-suite to the principal bedroom and a third single bedroom with family bathroom.

Outside there is a private enclosed rear garden with lawn and paved patio with path providing access to the front of the property and door into the garage.

At the front is driveway parking for a couple of vehicles with single garage.

Services: mains water, electricity, drainage & gas.

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council

Larks Rise lies a moderate walk or short bus ride 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 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

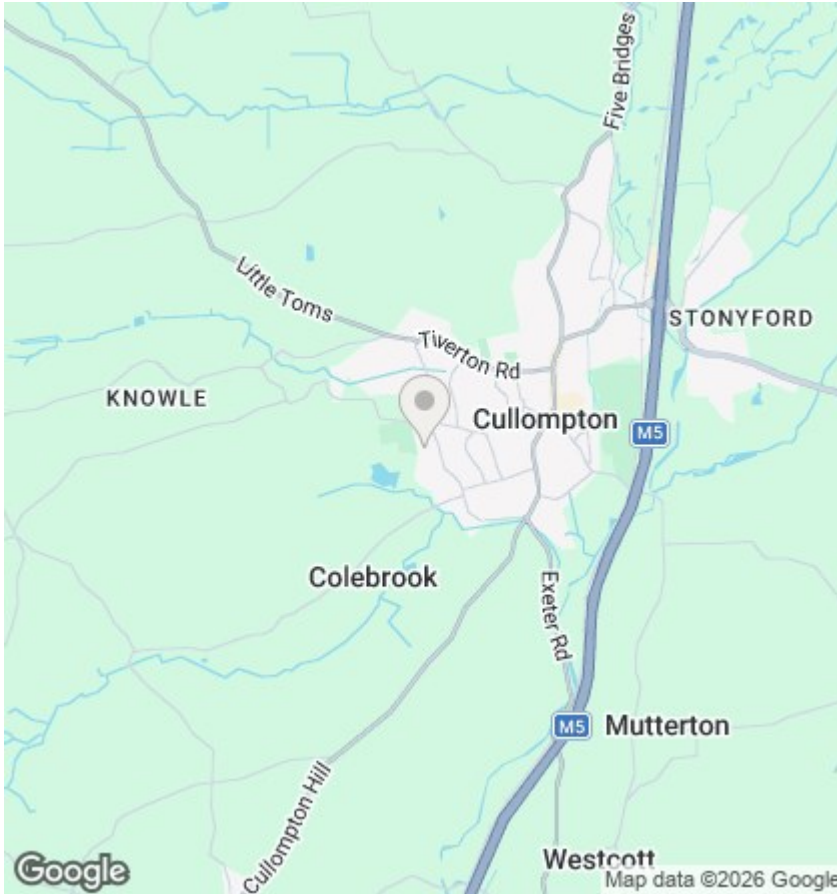
Taunton c. 23 miles

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

DIRECTIONS:

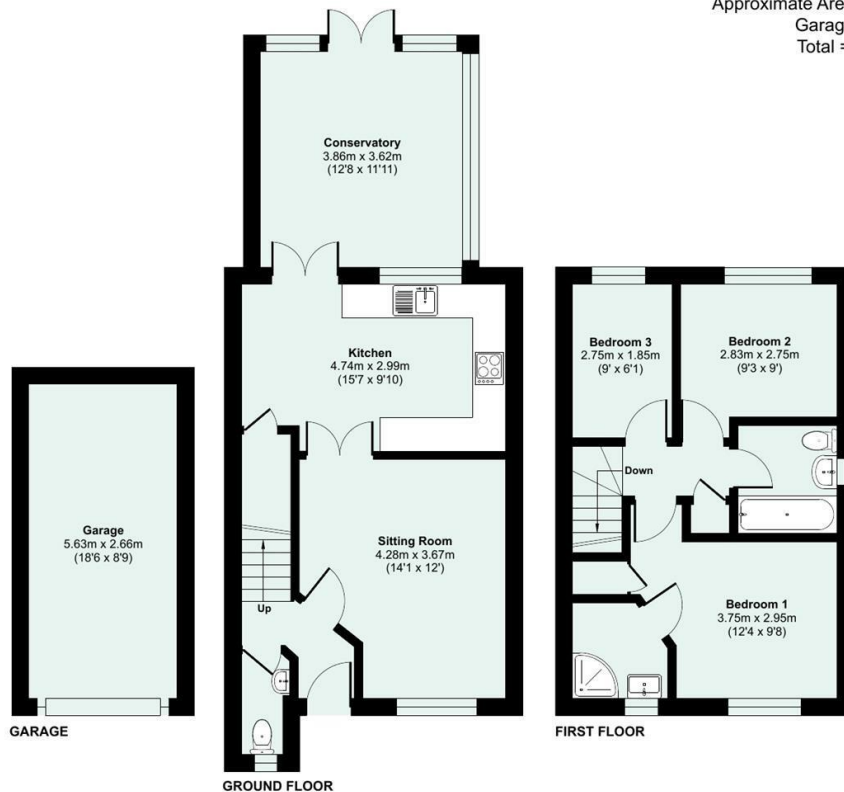
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 928 sq ft / 86.2 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1089 sq ft / 101.1 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). © ncthemcom 2026. Produced for Seddon Estate Agents LLP. REF: 1410241

