

Guide Price £270,000



## 4 Langlands Road, Cullompton, Devon, EX15 1JF

- No onward chain, ready to occupy
- 3 bedrooms, two doubles and single
- Kitchen with fitted oven and hob
- Family bathroom with white suite
- Large garden, not overlooked
- Remodel and redecorate in your own taste
- Spacious sitting/dining room
- Downstairs cloakroom
- Garage and parking
- Children's playpark nearby

**Sales, Lettings, Mortgages:**

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# 4 Langlands Road, Devon EX15 1JF

**\*Watch the Seddons Video Tour\***

A three bedroom, detached house in good order but requiring some updating. Convenient location, close to primary schools and bus services, and with quick access to the motorway and Exeter, ideal for commuting.



Council Tax Band: C



This detached house occupies a generous plot with a large garden in an established residential area of the town within easy reach of the primary schools, local amenities and quick access to bus services and the motorway network.

The house offers comfortable, family accommodation which is clean and tidy throughout and offers the potential to be updated or extended by the new owner in their own taste. The sitting/dining room is a good size and the adjoining kitchen overlooks the rear garden and has a sunny, westerly aspect. The kitchen is fitted in white with dark grey work surfaces and offers plenty of cupboard and drawer storage, a larder cupboard, space and plumbing for appliances and has an integrated oven and ceramic hob with extractor hood over. Beside the kitchen, there is a useful downstairs cloakroom.

Upstairs, there are three bedrooms, with the two double rooms having fitted wardrobes, and on the landing, there is an airing cupboard. The family bathroom is fitted in white with a shower over the bath.

Outside, on approach, there is useful parking in front of the garage, and a path leads to the side of the house via a gate to the enclosed rear garden, which is a good size and attracts the sunshine, notably in the afternoon and evening. Adjoining the rear of the house, there is a paved patio, giving way to a raised flower and shrub border and a generous lawn beyond.

Services: Mains electricity, water, drainage and gas.

Council Tax: Band C

Local Authority: Mid Devon District Council

Tenure: Freehold

Estate maintenance charge: not applicable.

## Cullompton West

Langlands Road lies a short 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 house, 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.

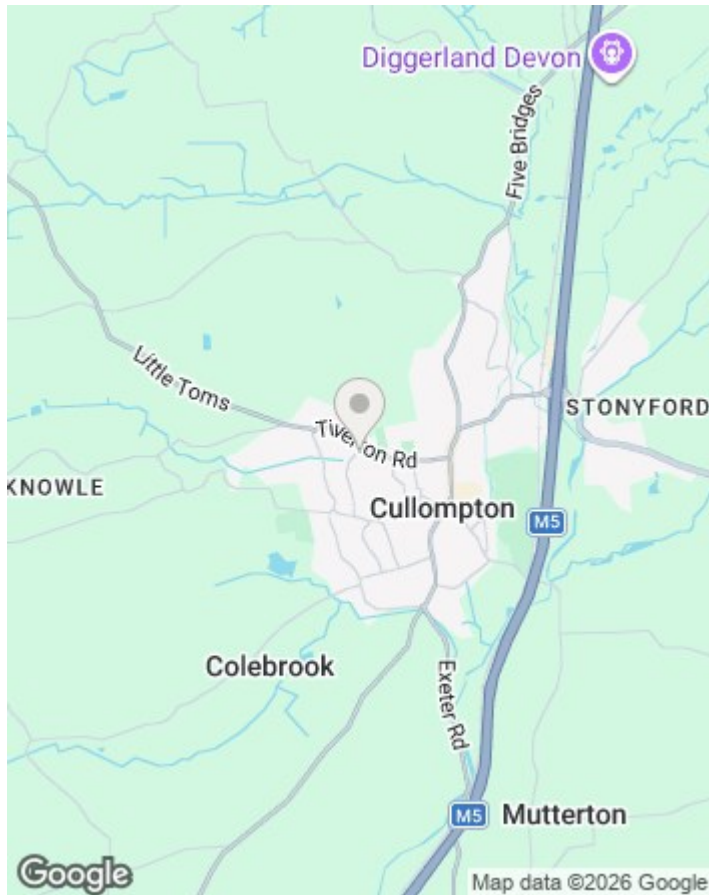
Exeter c.14 miles

Taunton c. 23 miles

Tiverton c. 7 miles

Tiverton Parkway Station c. 6 miles

Honiton c. 11 miles



## Directions

DIRECTIONS:

## Viewings

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

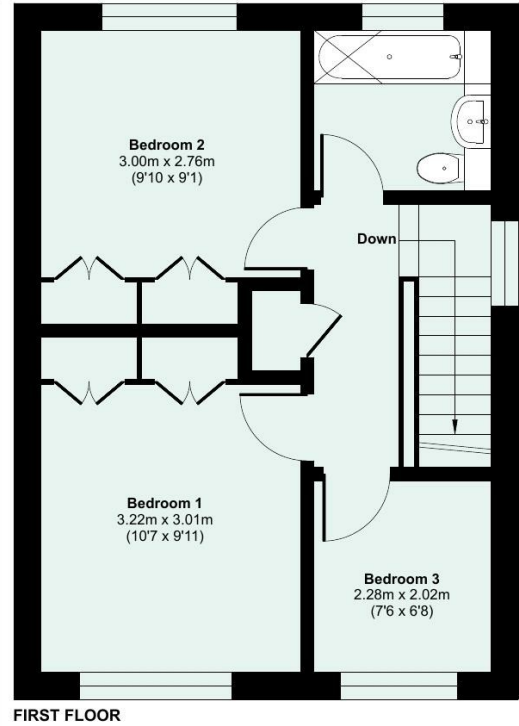
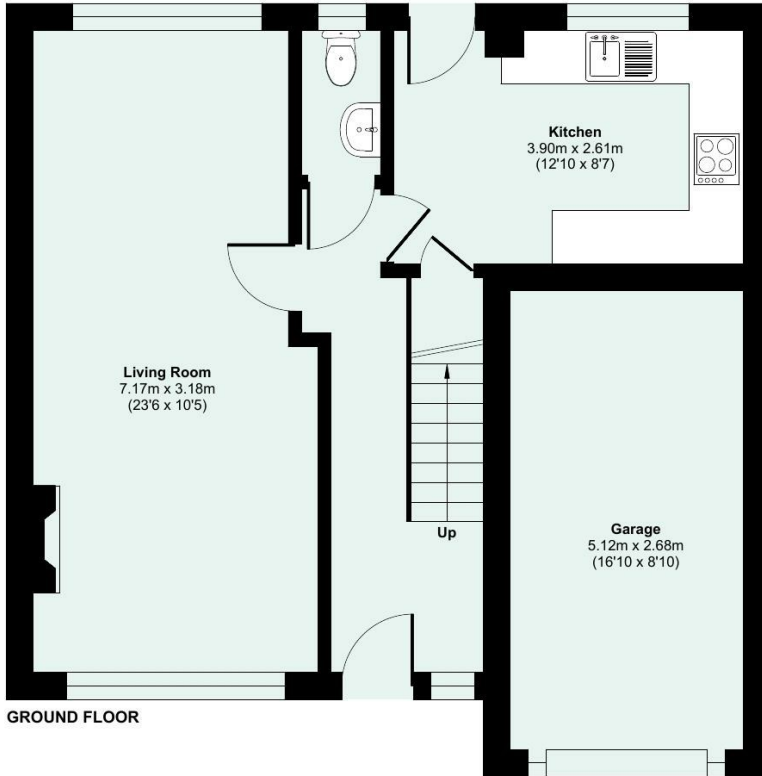
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 858 sq ft / 79.7 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1001 sq ft / 92.9 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: 1473428



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