



14 St. Georges View, Cullompton, Devon, EX15 1BA

Guide Price £275,000

- 3 bedrooms, two doubles and a single
- Modern kitchen with integrated appliances
- Driveway parking and garage
- Central position within walking distance of amenities
- Quick access to M5 motorway
- Separate sitting room and dining room
- Fully tiled bathroom with white suite
- Large, established garden with sunny aspect
- Gas central heating and uPVC double glazing
- Exeter and Taunton 20-30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

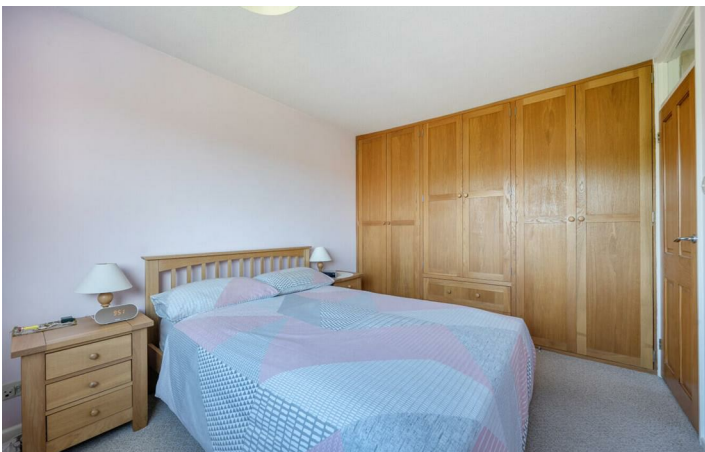


14 St. Georges View, Devon EX15 1BA

A well presented three bedroom semi detached family home, located in a quiet cul-de-sac and within a short distance to the town centre. Two separate reception rooms and a re-fitted kitchen. Lovely mature gardens, garage and driveway parking.



Council Tax Band: C



This fine property has been owned by our client for over 40 years and has been beautifully maintained and kept up to date during this time, providing very comfortable accommodation in excellent order throughout.

The downstairs living space features separate sitting and dining rooms, with a door between, and the dining room also has access from the kitchen. The kitchen is fitted in a cream, Shaker style with solid oak work surface, cupboard and drawer storage, larder, integrated washing machine, and an oven and grill, with an induction hob and extractor hood over. From the kitchen, there is a door to the side of the house, convenient for accessing the garden and garage.

Upstairs, there are three bedrooms, with the principal room having a range of fitted wardrobes, and there is a built-in wardrobe cupboard in the third room. The bathroom is fully tiled in an attractive style and fitted with a white suite with an electric shower over the bath. The landing has an airing cupboard.

Outside, there is garden to the front of the house and to the side, parking leads to the garage, with a path and gate beside it to the enclosed rear garden, which is a good size and slopes gently away from the house. This is not overlooked, part laid to lawn and well stocked with mature shrubs and flowering plants, with an area designated for growing vegetables and soft fruits. The garden has a useful greenhouse and shed for the keen gardener.

Services: Mains water, electricity, drainage and gas.

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council

St. Georges View lies a moderate 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 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 is a popular walk 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 Paddington 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

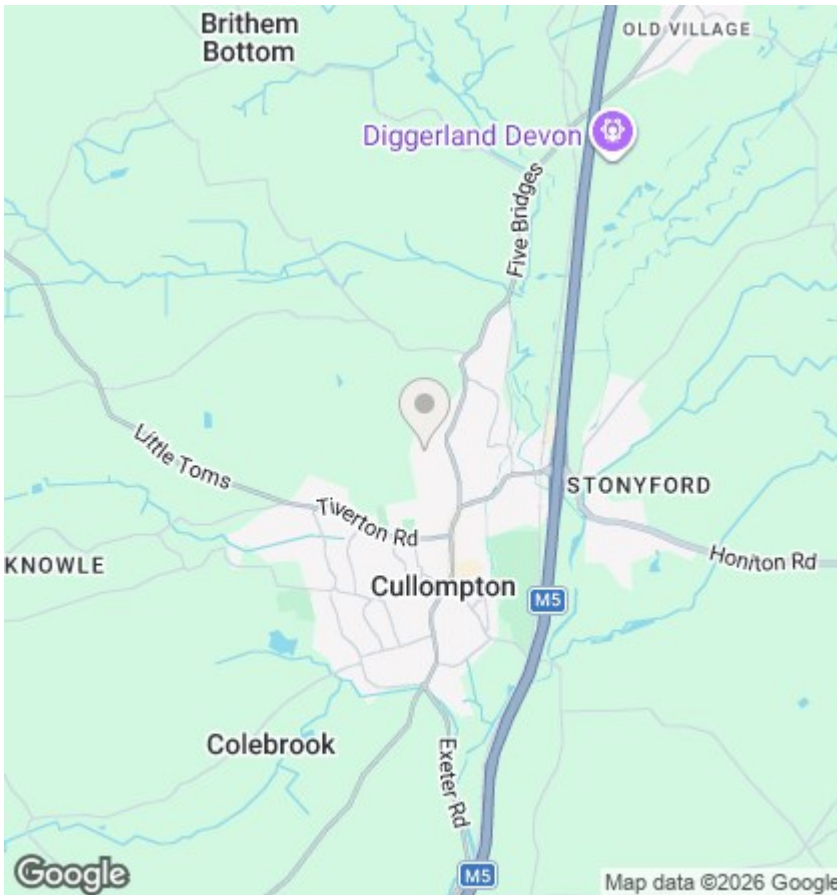
Taunton c. 23 miles

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: From Seddons' Cullompton office, proceed towards Willand on the B3181. After approximately a quarter of a mile take a left turn into St Georges View. The property can be found a short distance along on the right-hand side.

Viewings

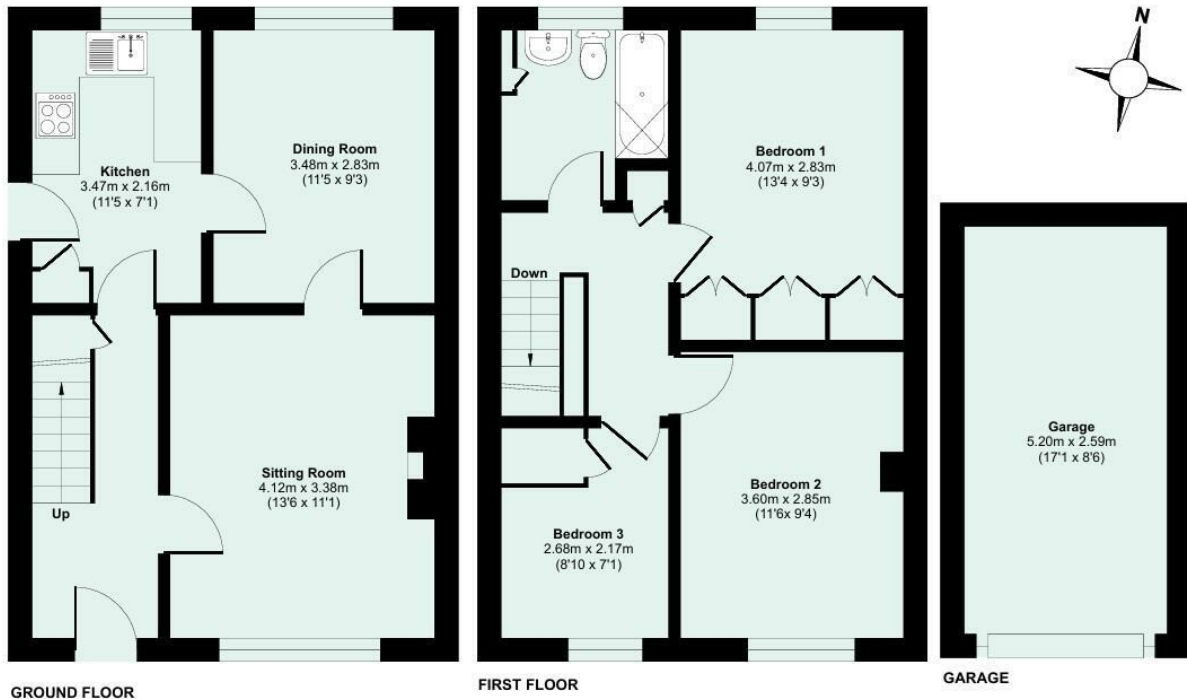
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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 = 858 sq ft / 79.7 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1003 sq ft / 93.1 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). © nrlhocom 2026. Produced for Seddons Estate Agents LLP. REF: 1452473

