



## 25 New Street, Cullompton, EX15 1HA

Guide Price £220,000

- Character accommodation in a central position
- Generous separate dining room
- Downstairs bathroom & utility room
- Three doubles & single bedroom with upstairs WC
- Gas central heating & double glazing throughout
- Sitting room with wood burning stove
- Kitchen/breakfast room with larder & range cooker
- Garden room
- Well cultivated good sized rear garden
- Easy walking distance to schools, shops & town amenities

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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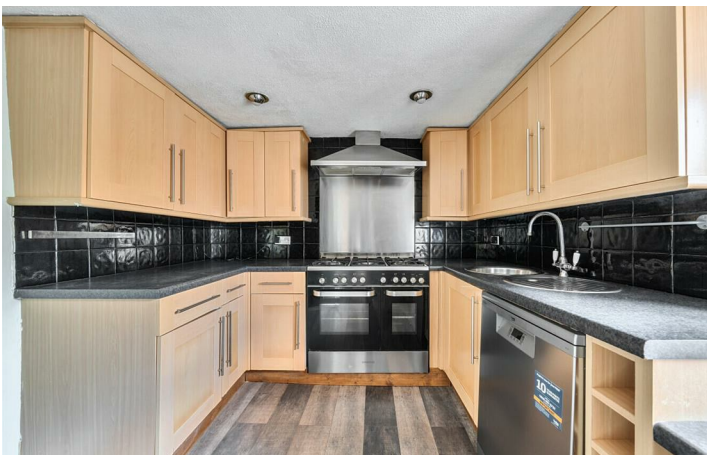
# 25 New Street, Cullompton EX15 1HA

\*Watch the Seddons Video Tour\*

A spacious double fronted four bedroom cottage in a central position, within easy walking distance of the town amenities with character features, a wood burning stove and generous rear garden. No onward chain.



Council Tax Band: B



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The accommodation downstairs comprises an entrance hallway with doors to the sitting room and dining room.

The sitting room features a wood burning stove with slate hearth and built in storage cupboards into the alcove.

The dining room could provide a downstairs bedroom, dining area or home office.

The kitchen is well appointed with an ample range of units and work surfaces incorporating a range cooker with double oven and a 5-ring gas hob, with extractor hood, and a breakfast bar with further appliance spaces. An under-stairs cupboard provides a useful pantry/larder space.

The ground floor bathroom includes a utility area with space and plumbing for a washing machine and tumble dryer with worksurface and cupboards above.

The garden room/rear porch overlooks the garden.

Upstairs, there are four bedrooms - three doubles and a single - and a separate WC with hand basin. The loft is expansive and could be converted to provide additional space if required.

Outside, there is an enclosed rear garden featuring a patio and barbecue area and useful store/workshop which houses the gas boiler and an additional garden store. The garden is well cultivated with vegetable plots, fruit trees and lawn with composting area.

Services: mains water, electricity, drainage and gas.

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band B

Agent's note: the property is believed to include cob and stone within the walls, externally rendered, under a pitch fibre slate roof.

Cullompton has a range of shops, including 'Veysey's' award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries 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

## Viewings

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

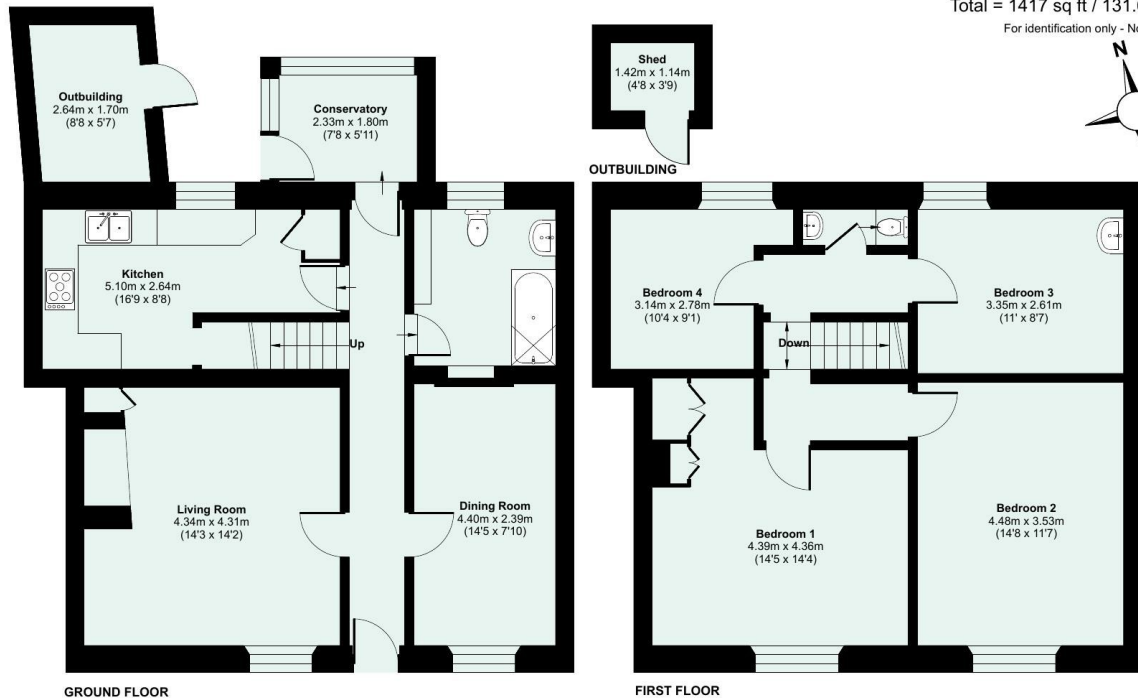
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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 = 1348 sq ft / 125.2 sq m  
 Outbuilding = 69 sq ft / 6.4 sq m  
 Total = 1417 sq ft / 131.6 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). © nitchcom 2026. Produced for Seddon Estate Agents LLP. REF:1447426

