

6 High Street, Cullompton, Devon, EX15 1AA



36 Greystone Walk, Cullompton, Devon, EX15 1GL

Guide Price £250,000

- No onward chain, ready to occupy
- Principal bedroom with en suite shower room
- Large sitting/dining room with doors to patio
- Downstairs cloakroom
- Enclosed rear garden with sunny aspect
- 3 generous bedrooms
- Family bathroom with white suite
- Contemporary kitchen/breakfast room
- Adjoining parking for two vehicles
- Walking distance from primary schools and play area

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500





## 36 Greystone Walk, Devon EX15 1GL

*\*Watch the Seddons' Video Tour\** A modern house with a generous, enclosed garden on the edge of a popular development, within easy reach of the town's amenities. Off street parking for two cars. No onward chain.



Council Tax Band: C



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### LongDescription

This fine property offers light and airy accommodation, which would ideally suit first time buyers, a young family or an investor.

The living accommodation comprises a modern kitchen with a fitted oven, hob and extractor hood, as well as space for other appliances. From the hallway, there is a useful cloakroom and the large sitting/dining room has patio doors overlooking the garden, with a sunny aspect.

Upstairs, there are three bedrooms, the principal room having an en suite shower room, and the family bathroom is fitted with a white suite with a shower over the bath.

Outside, there is off-street parking for two cars and to the rear, an enclosed garden, principally laid to lawn with a small patio area adjoining the house. The garden is not overlooked.

Services: Mains electricity, water (metered), drainage and gas.

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band C

Greystone Walk 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 house, there are popular walks through the green areas and surrounding country lanes, one leading to the sociable 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 '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

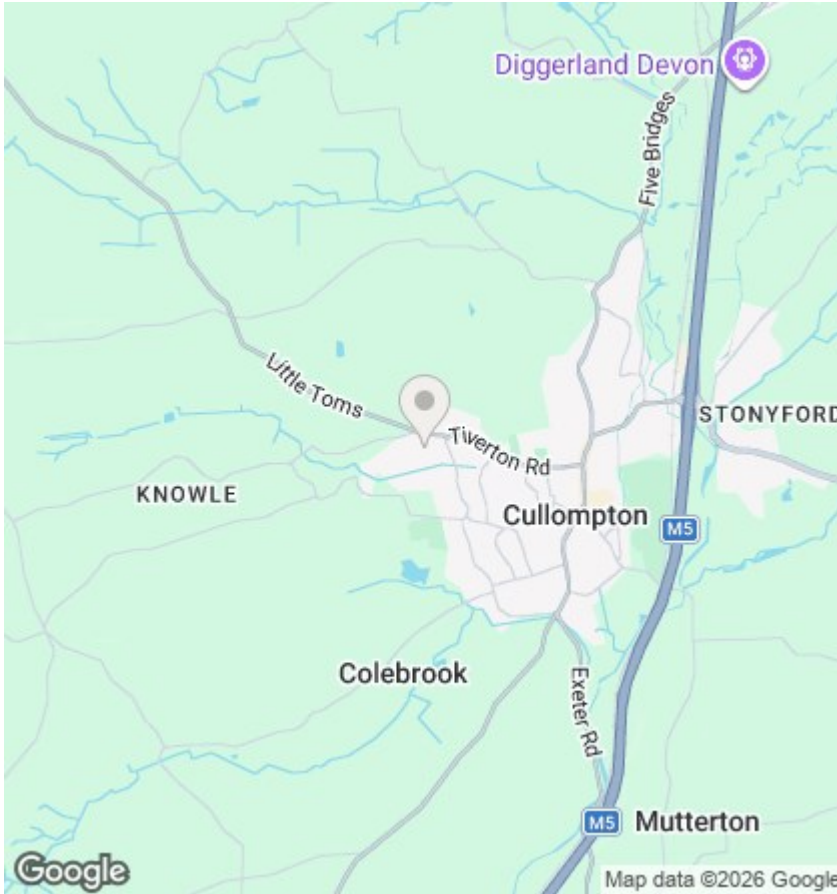
Taunton c. 23 miles

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:

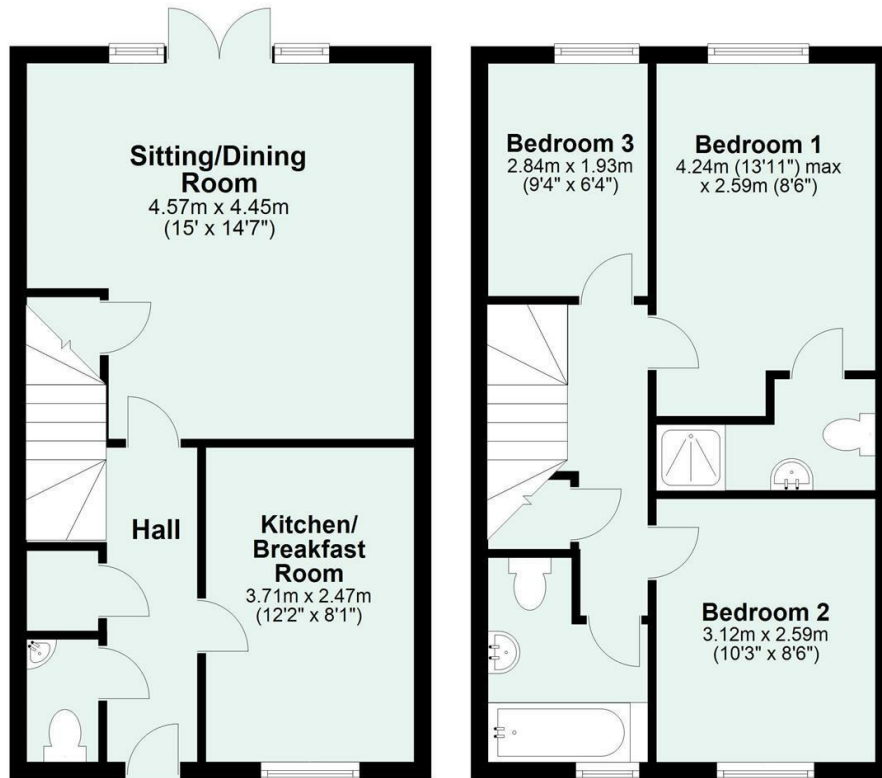
## Viewings

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

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



**Ground Floor**  
Total area: approx. 75.3 sq. metres (810.7 sq. feet)

**First Floor**