



Dairy Cottage, Middle Mill Lane, Cullompton, Devon, EX15 1JP

Guide Price £110,000

- Spacious and light accommodation
- Open plan sitting/dining room & kitchen
- Family bathroom with white suite
- Short walk from Tesco & amenities
- Quick access to the M5 for commuting
- Two good double bedrooms
- Modern fitted kitchen
- Electric heating and uPVC double glazing
- Regular bus services to Exeter nearby

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

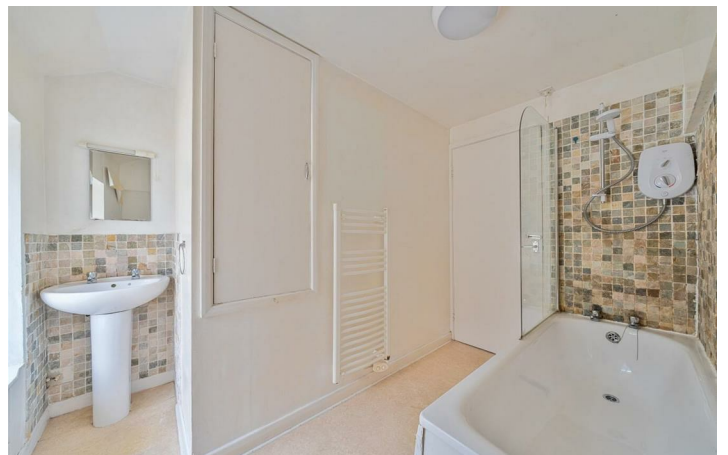


Middle Mill Lane, Devon EX15 1JP

Watch the Seddons' Video Tour A two bedroom character cottage, situated just off the High Street with two double bedrooms and open plan living accommodation downstairs. No onward chain. No parking and no outside space.



Council Tax Band: A



LongDescription

This character cottage would make a perfect first home or investment and offers well-appointed accommodation in a central position.

Downstairs offers an open plan living/dining room and kitchen with modern kitchen units fitted and space for appliances.

Upstairs there are two good double bedrooms with family bathroom incorporating a white suite with shower over the bath.

Services: mains water, electric and drainage.

Tenure: Freehold

Council Tax: Band A

Local Authority: Mid Devon District Council

The cottage lies in the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Costa Coffee, 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:

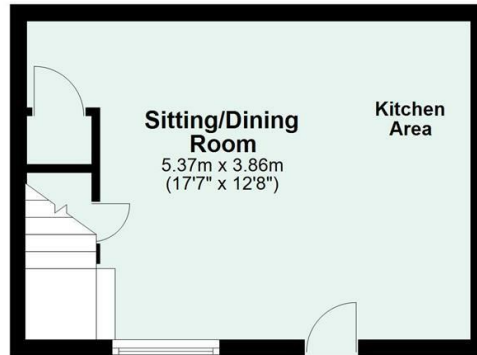
Viewings

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

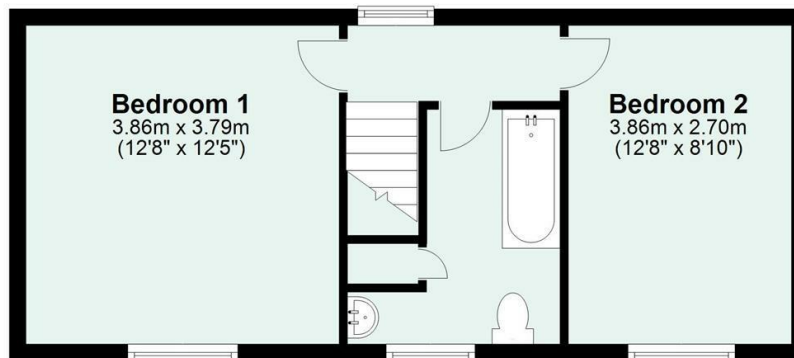
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	52		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total area: approx. 56.4 sq. metres (607.4 sq. feet)