



11 Gerbera Way, Cullompton, Devon, EX15 1UW

Guide Price £225,000

- Beautifully presented throughout
- Open plan lounge/diner with French doors to garden
- Downstairs cloakroom
- Enclosed rear garden, with side access
- Close proximity to J28 of the M5
- Modern fitted kitchen, with some integrated appliances
- Two double bedrooms
- Family bathroom
- Off street parking for two vehicles
- Quick access to Exeter and Taunton, 15-25 mins

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



11 Gerbera Way, Devon EX15 1UW

Watch the Seddons' Video Tour A well-presented modern home, offering two double bedrooms with downstairs cloakroom, enclosed rear garden and off-street parking. Excellent location with quick access to the motorway for commuting.



Council Tax Band: B



LongDescription

Built by Devonshire Homes in 2017, this well-presented two bed terraced house is in a popular cul-de-sac on the edge of Cullompton.

The accommodation consists of an entrance hallway with downstairs cloakroom.

There is a large arch opening into a modern fitted kitchen with integrated appliances.

At the rear is a generous living/dining room with French doors leading into the garden.

Upstairs there are two double bedrooms with a modern fitted bathroom.

To the front of the property, there is driveway off road parking and a useful enclosed storage area which can be used for recycling bins.

There is a side access gate leading to the rear garden, which is laid to lawn, with a patio area.

Services: mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: Band B

Local Authority: Mid Devon District Council

Management Charges: There will be a maintenance/service charge to maintain the communal areas, and this is common with newer developments. The current fee is £120/per annum. Please consult your solicitor for further details.

Gerbera Way is ideally placed for commuting, with quick access to Exeter via Junction 28 of the M5.

Cullompton offers local 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.

Locally, 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 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

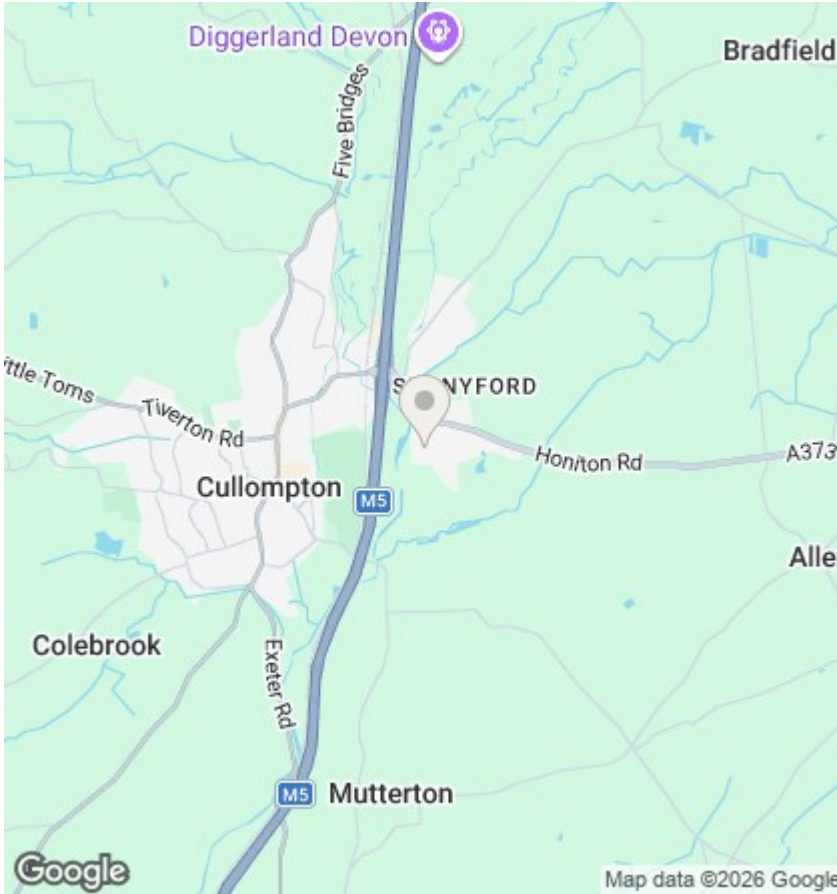
Taunton c. 23 miles

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) A			97
(81-91) B		84	
(69-80) C			
(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	

