



Bilbie Close, Cullompton, EX15 1LG

welcome to

Bilbie Close, Cullompton

Offered to the market with NO ONWARD CHAIN is this semi detached three bedroom home. In brief there is a front facing lounge, rear kitchen/diner, two double bedrooms & one single. Outside, there is off road parking, garage & front and rear gardens.

Offered to the market with NO ONWARD CHAIN, this three bedroom semi detached home is situated in a pleasant cul-de-sac position and is ready to move into. Recently redecorated and newly carpeted throughout, the property offers bright and spacious accommodation ideal for first time buyers, families or investors alike. The ground floor comprises a welcoming front facing lounge and a modern kitchen/diner to the rear, providing access to the rear enclosed garden.

Upstairs, there are two generous double bedrooms, a further single bedroom and a family bathroom. Externally, the property benefits from driveway parking and a garage. There are both front and rear gardens, offering plenty of outdoor space to enjoy. With the added advantage of being sold with no onward chain and presented in move in ready condition. Contact Fox & Sons today to arrange your viewing.

Hallway

Hallway with doors to the lounge, stairs to the first floor.

Lounge

Double glazed window to the front, radiator, understairs cupboard, TV point, door to the kitchen.

Kitchen/Diner

Two double glazed windows to the rear, door to the garden. Fitted kitchen with a range of wall and base units, worktop over and wood panelling splash back. Space for a dining table. Integrated cooker and hob with extractor over. Sink and drainer, built in plate rack.



**Landing**

Stairs from the ground floor, doors to all rooms, built in storage cupboard.

Bedroom One

Double glazed window to the front.

Bedroom Two

Double glazed window to the rear.

Bedroom Three

Double glazed window to the front.

Bathroom

Double glazed window to the rear. Bath, wash hand basin and built in storage. WC.

Gardens

Front garden and rear enclosed garden.

Parking

Both driveway parking and a garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bilbie Close, Cullompton

- Three Bedroom Semi Detached House
- Kitchen/Diner
- Spacious Lounge
- Front & Rear Gardens
- Garage & Driveway Parking

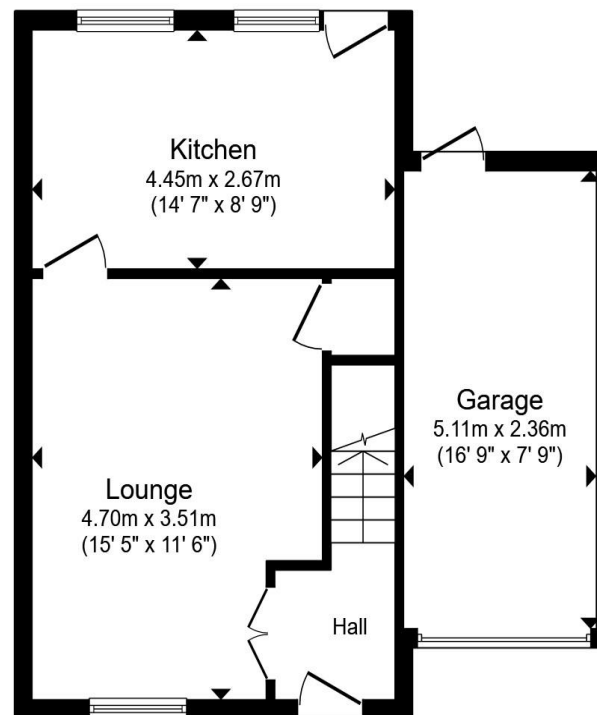
Tenure: Freehold

EPC Rating: C

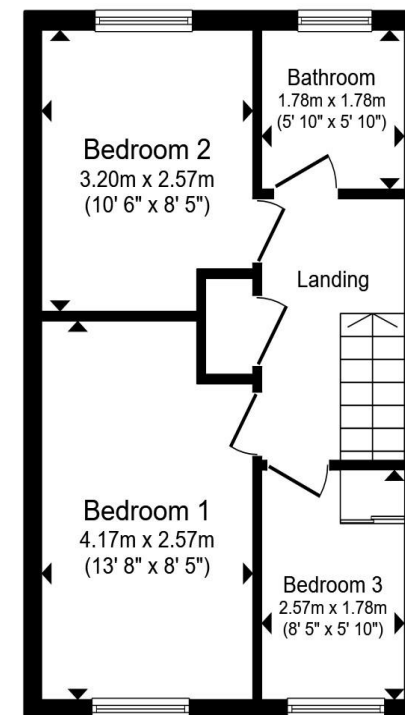
Council Tax Band: C

guide price

£240,000



Ground Floor



First Floor

Total floor area 78.9 m² (850 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
TVT106253 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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