



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



17 Nightingale Lawns, Cullompton, EX15 1UB

Guide Price £335,000

- 3 generous bedrooms, one with fitted wardrobes
- Sitting/dining room with French doors to garden
- Family bathroom, downstairs cloakroom
- Beautifully landscaped, enclosed rear garden
- Primary school nearby and good local amenities
- Principal bedroom with en suite shower room
- Contemporary kitchen with integrated appliances
- Gas central heating (new boiler 2024) and uPVC double glazing
- Garage with electric roller door, driveway parking
- Easy access to Exeter and Taunton

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



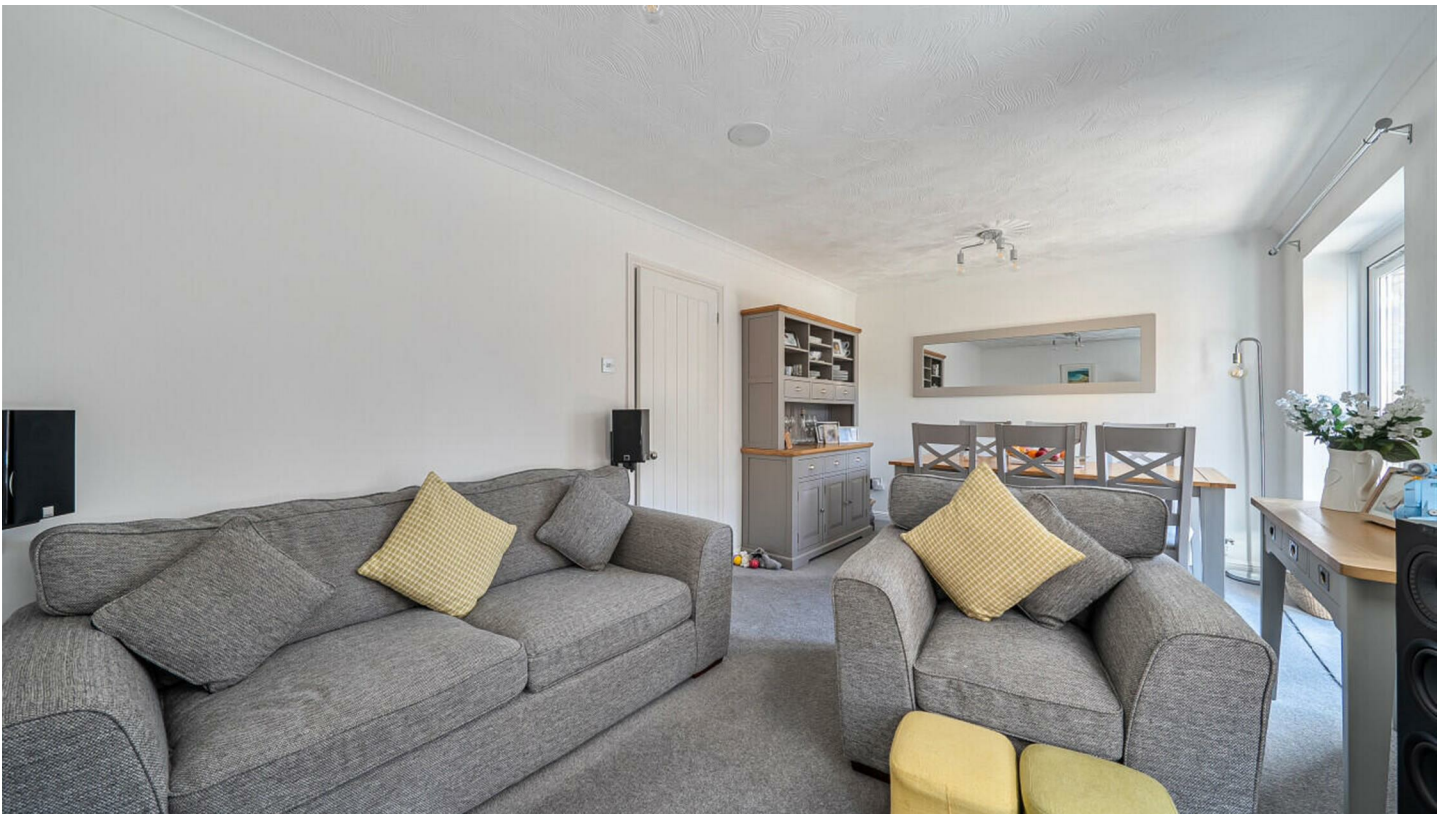
17 Nightingale Lawns, Cullompton EX15 1UB

* Watch the Seddons Video Tour *

This beautifully presented house offers contemporary accommodation, updated to a high standard throughout, and lies nicely tucked away in a quiet cul-de-sac position on the outskirts of the town. Quick access to the M5 and bus services, ideal for commuting.



Council Tax Band: D



The entrance hall incorporates a downstairs cloakroom and access door to the garage and gives access to the kitchen. The kitchen is fitted with a good range of high quality, Shaker style units with integrated appliances including a double oven (including a microwave), induction hob and extractor hood over and a dishwasher with luxury vinyl tile (LVT) flooring.

A generous sitting/dining room lies at the rear, with a bay window overlooking the garden and French doors from the dining area leading to the patio, ideal for summer barbecues.

Upstairs features three bedrooms, all suitable as doubles, with the third room a little smaller. The principal bedroom is attractively presented with a suite of fitted, matching furniture and mirror fronted wardrobes, as well as an en suite shower room.

Outside, on approach, there is gravel garden and driveway parking in front of the single garage, which features a newly installed, remote controlled electric roller door. Path leads to the rear of the house and a beautifully landscaped enclosed garden with paved patio and lawn, surrounded by mature shrub and flower borders.

Services: mains water, electricity, drainage & gas.

Tenure: Freehold

Council Tax: Band D

Local Authority: Mid Devon District Council

Nightingale Lawns 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 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

Viewings

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

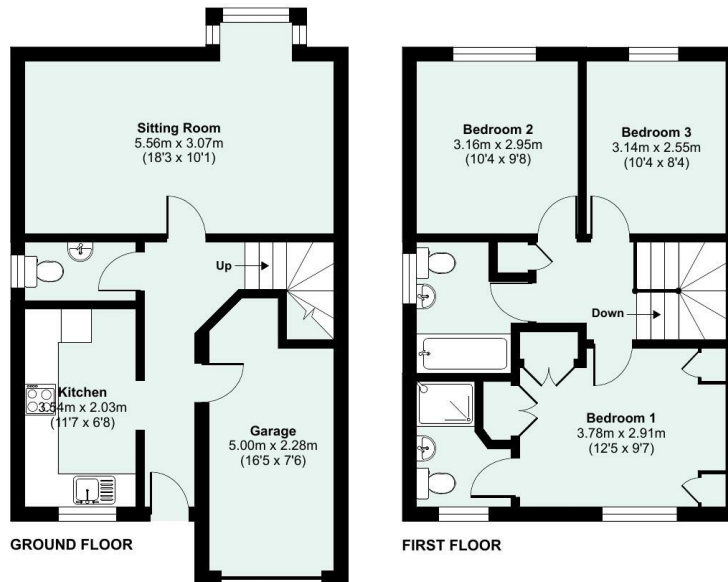
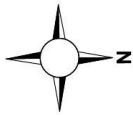
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1025 sq ft / 95.2 sq m (Includes Garage)

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: 1438487



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