



**Tiverton Road, Cullompton EX15 1JN**

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## **Tiverton Road, Cullompton**

A charming end-of-terrace cottage arranged over three floors, the property offers an open-plan kitchen/living space on the ground floor. There are two bedrooms and modern bathroom. The attic room with walk-in wardrobe and cloakroom. Outside, there is a private courtyard and brick-built shed.

### **Description**

A charming and deceptively spacious end-of-terrace cottage, ideally positioned close to the town's amenities.

Arranged over three floors, this well-presented home offers a surprising amount of versatile living space.

On the ground floor, the property features an inviting open-plan kitchen/living room, creating a sociable and practical layout. The first floor offers a bedroom and a well-appointed bathroom, while the top floor boasts a generous attic bedroom complete with a walk-in wardrobe and a cloakroom, making it a perfect principal bedroom or guest suite.

To the rear, the property benefits from a private courtyard along with a brick-built outbuilding, ideal for storage and thoughtfully fitted with power and plumbing for a washing machine and tumble dryer. This delightful cottage would make an excellent first home, investment, or downsize option. Early viewing is highly recommended.

### **Kitchen/Living Room**

#### **Landing**

Stairs lead to the landing, where there is an airing cupboard, door to bathroom and bedroom two.

#### **Bathroom**

Double glazed window to the rear, WC, wash hand basin, heated towel rail, bath with shower over, partially tiled.





### **Bedroom Two**

Double glazed window to the front with window seat. radiator and wardrobe space.

### **Bedroom One**

Stairs lead into bedroom one. Double glazed to the front, radiator. Walk in wardrobe and cloakroom, loft hatch and storage into the eaves. Restricted head height in this room.

### **WC**

WC with wash hand basin



### **Rear Garden**

Rear enclosed courtyard with outbuilding and access to the side.

### **Outbuilding**

Outbuilding with power and light. Single glazed window, space for washing machine, tumble dryer and freezer.



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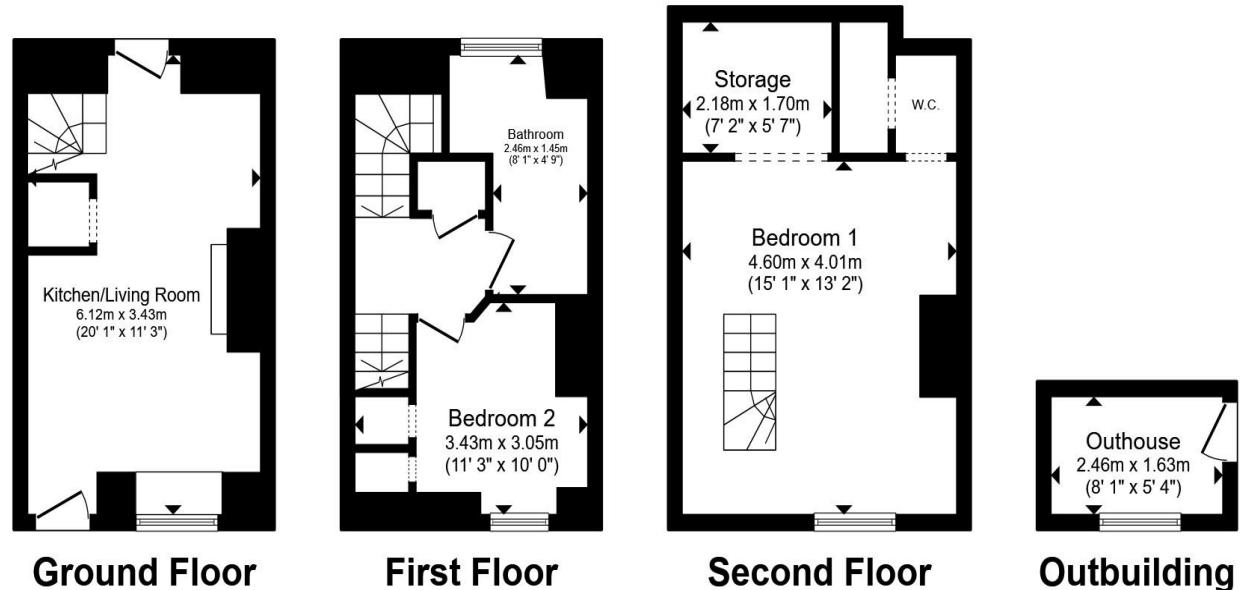
- Character Home - End of Terrace
- Modern Kitchen/living room
- Two Bedrooms
- Bedroom with WC
- Modern Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£175,000**



Total floor area 71.0 m<sup>2</sup> (764 sq.ft.) approx

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TVT106008 - 0005

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