



29 Heyridge Meadow, Cullompton, Devon, EX15 1FD

Asking Price £175,000

- Dual aspect sitting room
- 2 bedrooms with fitted wardrobes
- Electric heating & double glazing
- Nearby buses to Exeter
- No onward chain, ready to occupy
- Fitted kitchen with cooker included
- Modern family bathroom
- Generous garage
- Walking distance to town, schools & amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



29 Heyridge Meadow, Devon EX15 1FD

Watch the Seddons' Video Tour A modern, two bedroom coach house with a garage and offering spacious accommodation with plenty of storage. Brand new carpets and freshly decorated throughout. No onward chain.



Council Tax Band: B



LongDescription

The coach house offers well presented accommodation in a well regarded modern development on the edge of Cullompton.

An entrance door leads directly upstairs to the accommodation which is comprised of a spacious sitting room with dual aspect windows with door opening into the kitchen.

The kitchen is fitted with a good range of units with oven included and further appliances spaces.

There are two well proportioned bedrooms, both offering built in wardrobes and a family bathroom fitted with a white suite.

Outside, there is a garage directly below the accommodation.

Services: Mains electricity, water & drainage.

Tenure: Leasehold

Lease Length: 979 years remaining (999 years from 2006)

Site maintenance charge: £210 per annum payable to Meadfleet.

Service charge: £46 per calendar month payable to Affordable Homes UK Ltd (who own the Freehold)

Ground rent: £200 per annum

Local Authority: Mid Devon District Council

Council Tax: Band B

Heyridge Meadow is a small modern development, 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

DIRECTIONS:

Viewings

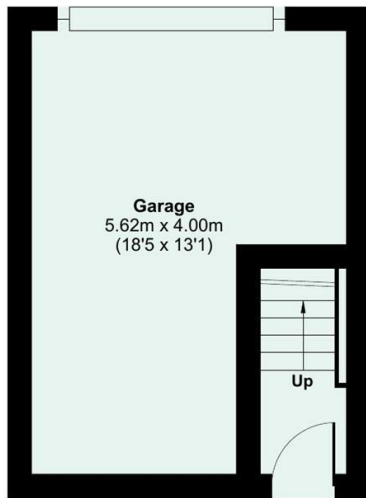
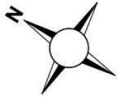
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

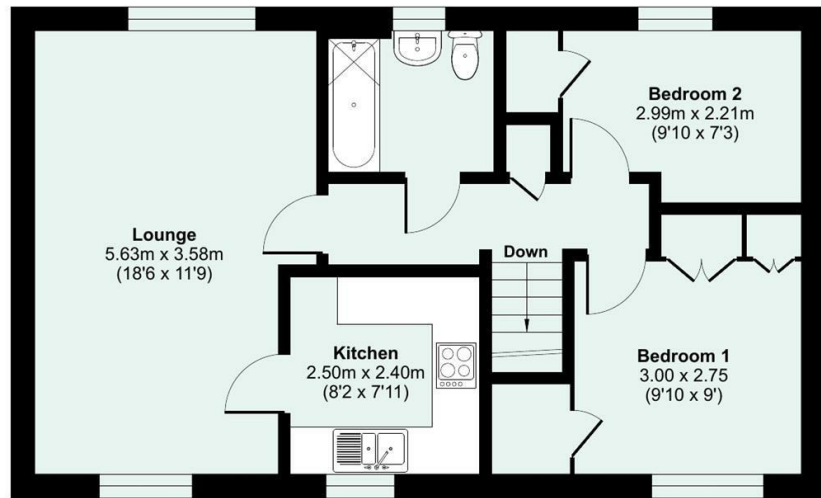
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 619 sq ft / 57.5 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 817 sq ft / 75.8 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1405121

