



Spacious semi-detached family home

Three-bedroom family home located in the sought after village of Plymtree. With parking for multiple vehicles and a large garden, living room, kitchen dining room, downstairs shower room and utility, 3 bedrooms and a family bathroom. This property benefits from links to the M5 and local amenities.

9 Little Normans | Cullompton | EX15 2LP





PROPERTY TYPE

Semi-Detached House



SIZE

1020 SQFT



LOCATION

Plymtree



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Electric Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Private Garden



EPC RATING

65 D



COUNCIL TAX BAND

B



in a nutshell...

- Three Bedrooms
- Modern Kitchen
- Utility Room
- Family Bathroom
- Village location
- Enclosed large rear garden
- Off Road Parking
- Excellent travel links to Exeter
- Local occupancy restriction





the details...

This excellent semi-rural family home nestles in a quiet village edge location, adjoining open farmland and within only a short reach of the village amenities. The property comes to the market, being available to only local people, with a Local Person Restriction for the occupiers of the house. The ground floor accommodation comprises a spacious sitting room, modern kitchen with integrated appliances, opening to the fabulous living room with bi-fold doors and log burning stove, a utility room and a downstairs shower room. Upstairs, two double bedrooms, one with fitted wardrobes, a further single bedroom and a modern family bathroom are to be found. Undoubtedly one of the most attractive features of the house is the abundance of outside space and the particularly generous plot with plenty of parking to the front and a very long, beautifully maintained garden to the rear, benefitting from an excellent timber built office/workshop for those wishing to work from home, and a fabulous barbeque area with pizza oven. An early inspection for local buyers is strongly advised, as these rural properties with an abundance of space seldom come up for sale in an affordable price bracket.

Pleasantly located on the outskirts of this popular East Devon village with its public house, primary school and community run village shop. The nearby country town of Cullompton offers a range of high street shops including award winning Veyesys Butchers and Bakehouse Coffee Shop/Wine Bar and two supermarkets. The M5 facilitates rapid commuting north to the county town of Taunton south to the cathedral city of Exeter and beyond. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The comparatively central Mid Devon location places the picturesque National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.



what the owner loves most...

We think that our garden is the highlight of the house for alfresco dining.

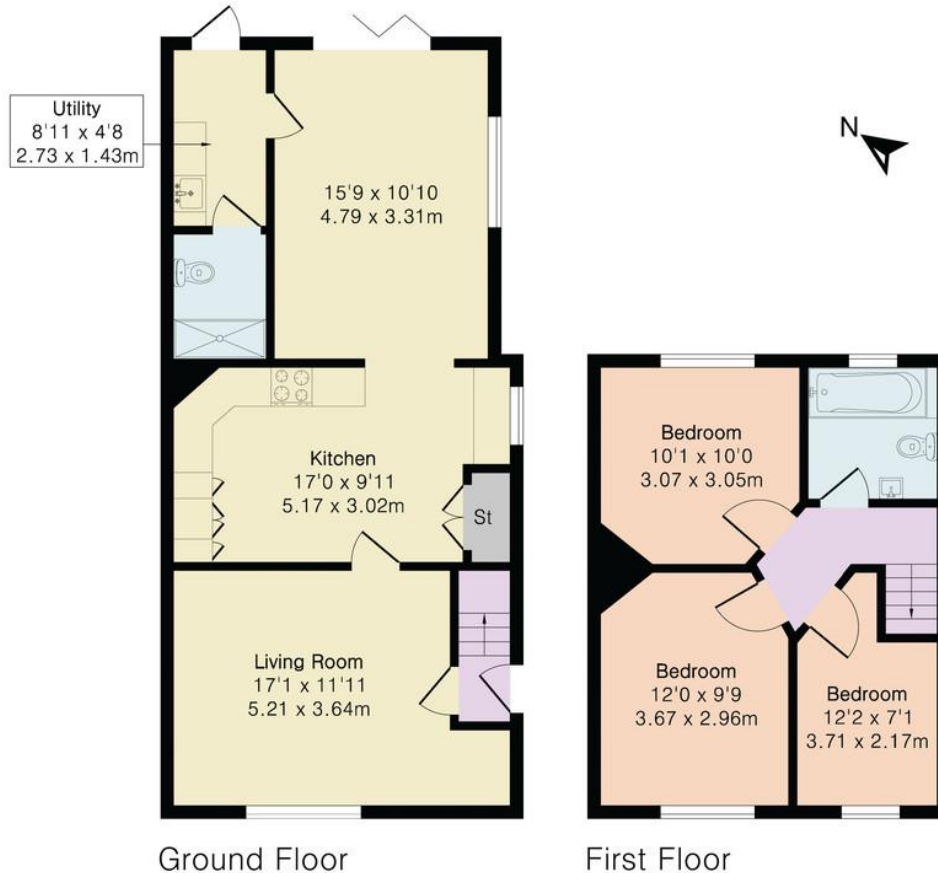


the floorplan...

Approximate Gross Internal Area 1020 sq ft - 94 sq m

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 381 sq ft – 35 sq m



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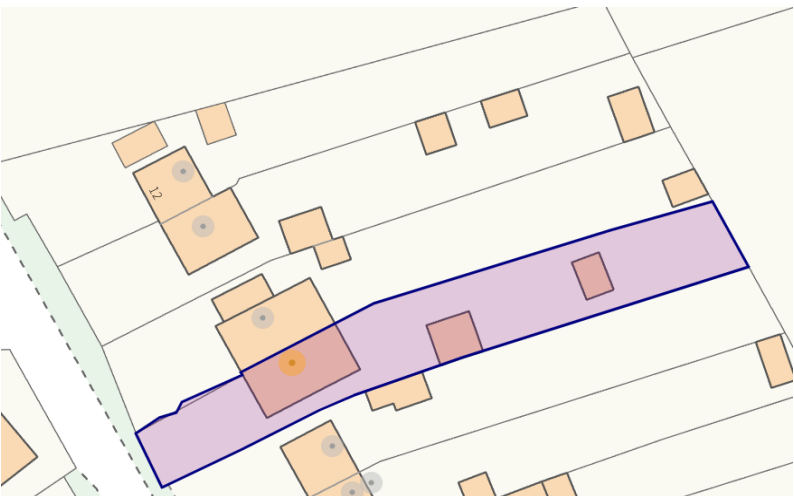
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bear in mind...

This property has the Devon Rule restriction meaning that any buyer must have lived or work within the county of Devon for the last 5 years.







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