



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



8 Starlings Roost, Cullompton, Devon, EX15 1UE

Asking Price £400,000

- Presented in show home condition
- Bed 1 with en suite shower room, built in wardrobes
- Separate sitting room
- Family bathroom with white suite
- Integral garage with utility area and plumbing
- 4 generous bedrooms, all suitable as doubles
- Open-plan, contemporary kitchen/dining room
- Downstairs cloakroom and internal access to garage
- New boiler and gas central heating
- Ample parking for three cars, large garden

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



8 Starlings Roost, Devon EX15 1UE

Watch the Seddons' Video Tour Contemporary accommodation in immaculate order and nicely tucked away with a large rear garden, in a quiet cul de sac on the outskirts of the town. Quick access to Exeter via local bus services or the motorway, ideal for commuting.



Council Tax Band: E



LongDescription

This superb property has been completely refurbished and remodelled by our client over the last few years in a sharp, modern style and offers very comfortable and beautifully presented accommodation. The social hub of the house is the kitchen/dining room, which is light and spacious, with the 'Wren' kitchen fitted in a light style with quartz work surfaces, including a peninsula unit, and integral appliances with an AEG, 5-ring induction hob, and a Bosch fridge, freezer, double oven and microwave. At one end of the room, there is a spacious dining area and patio doors lead to the rear garden, ideal for barbecues and al fresco dining. At the other end, there is a cloakroom, attractively appointed, and beyond, a door to outside and the side of the house.

From the hallway, the sitting room is to the left, a very comfortable room for relaxing at the end of the day. As well as the stairs to the first floor, there is a personnel door to the integral garage, which could be readily converted to bring it into the main accommodation, if required and subject to any relevant consents, or simply be used as a gym or utility and store room, as it is now. There are oak internal doors throughout the house and the ground floor is fitted with hard, LVT (luxury vinyl tile) flooring in an attractive wood effect.

Upstairs, there are four generous bedrooms and the family bathroom, which is attractively tiled and fitted with contemporary white suite, with the bath having a shower over, with glazed screen and low-level lighting outside.

The principal bedroom suite is a large double room with a built in double wardrobe and opposite, with a sliding door, a stunning en suite shower room, with a large walk-in shower with glazed screen, wash basin within a vanity cabinet and WC, with oak shelf above.

Outside, on approach to the house, there is parking for three cars and access to the garage with a remote controlled, electric roller door. Path leads to the right of the house to the rear garden.

The garden is principally laid to lawn and is a good size, enclosed with fencing and established hedge and trees at the end, with green, open space behind. It enjoys a sunny, southerly aspect. To the left of the house, there is

a useful lean-to storage shed, running the depth of the house.

Services: Mains water (metered), drainage, electricity and gas.

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band E

Estate service charge: TBC

Starlings Roost 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 house, there are popular walks through the surrounding country lanes and from the town, along the town's leat and the river meadows, adjoining the River Culm.

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

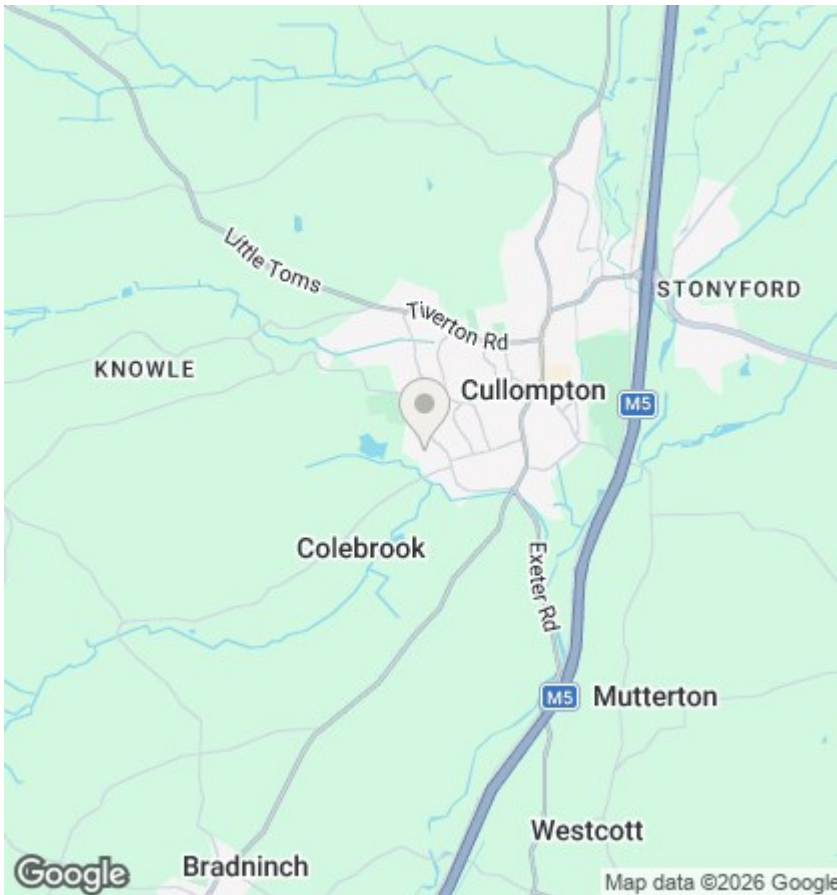
Taunton c. 23 miles

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

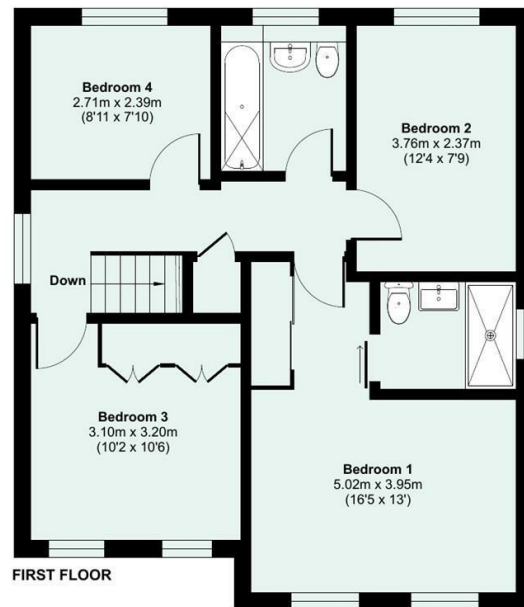
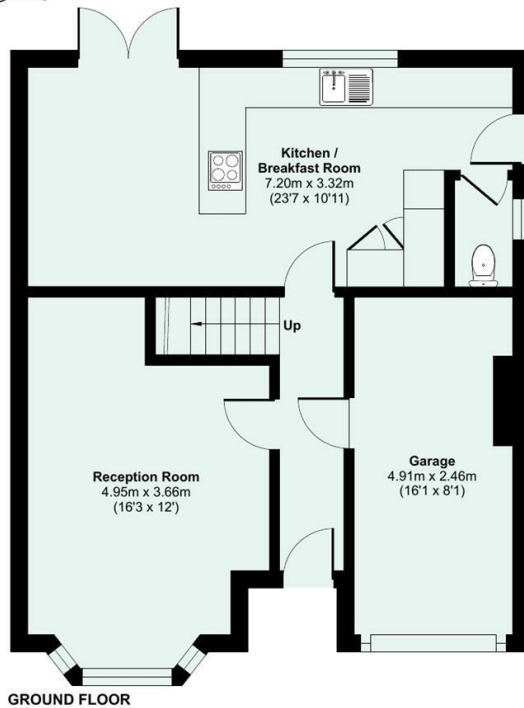
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1131 sq ft / 105 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1258 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem.com 2025. Produced for Seddon Estate Agents LLP. REF: 1362633



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