



**Connells**

Splatford Drive  
Cullompton



## Property Description

**GUIDE PRICE £210,000 - £230,000**

*This charming two-bedroom mid-terrace house in Cullompton offers the perfect blend of modern living and convenience. Featuring a stylish interior, the home boasts spacious rooms filled with natural light, complemented by contemporary finishes. Outside, you'll find a private driveway leading to a garage, providing ample parking and storage space. Ideally situated, this property offers easy access to the M5, as well as proximity to local shops, schools, and beautiful parks, making it an excellent choice for families and commuters alike. This property comprises of an entrance porch, living room, kitchen diner, south west facing garden, 2 double bedrooms, bathroom, garage and parking for two cars.*

## Agents Note

There is an easement on the title, please enquire with the branch.

## Entrance Porch

Door to front, window to side.

## Living Room

Double glazed front aspect window, under stairs storage, wall mounted radiator.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, stainless steel sink unit, double glazed patio doors.

## Landing

Access to boarded loft.

## Bedroom 1

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, built-in cupboard, wall mounted radiator.

## Bathroom

Bath, electric shower, low level toilet, wash hand basin, large cupboard, extractor fan, heated towel rail.

## Outside

South west facing garden with patio, outside tap and power, shed.

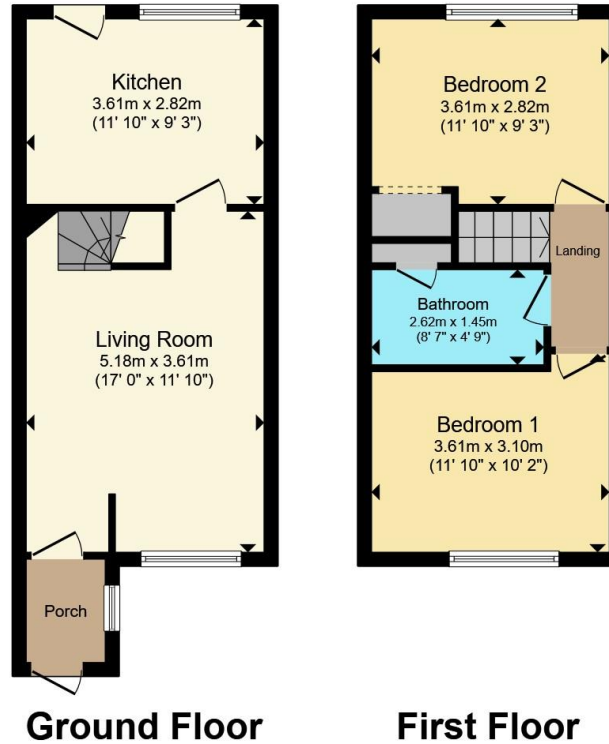
## Garage

Single garage (not inspected) with up and over door.









Total floor area 60.4 m<sup>2</sup> (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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