



70 Parlour Mead, Cullompton, Devon, EX15 1GP

Guide Price £275,000

- Beautifully presented accommodation
- Bedroom 1 with en suite shower room
- Large sitting room with patio doors
- Family bathroom with white suite
- Side by side parking for two cars
- 3 bedrooms, two doubles and a single
- Large, light kitchen/dining room
- Downstairs cloakroom and rear lobby/door
- Gas central heating (Hive control) & double glazing
- Single garage and EV charging point

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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Watch the Seddons' Video Tour Light and spacious living, with three bedrooms, an enclosed, sunny garden, two parking spaces and conveniently positioned for quick access to primary schools, bus services and the motorway or Exeter for commuting.



Council Tax Band: D



LongDescription

This fine, detached house, traditionally built with attractive coloured render, occupies a prominent position on a popular modern development, within easy reach of the town's amenities. The accommodation is presented in a contemporary style and is in good decorative order throughout, with a number of improvements made by our clients over the years.

The kitchen/dining room is a prime feature of the house as it is a large, spacious room with light and sunshine throughout the day from the dual aspect windows. The kitchen is fitted in a white, Shaker style with plenty of cupboard storage, work surface and integral appliances, including an oven and hob with extractor hood over, as well as space for other, freestanding appliances and plumbing for a dishwasher and washing machine. Attractive and practical, porcelain floor tiling extends through the room, including the dining area, with ample space for a family dining table. Beyond the kitchen, there is a useful cloakroom with a white suite, and opposite this, a door the garden.

The sitting room is also light and spacious with windows on three sides, including patio doors to the garden. A large television is fitted on the wall, and this may be purchased under separate negotiation.

Upstairs, there are three bedrooms, the principal room with an en suite shower room with large shower cubicle. Bedroom 2 has built in wardrobe storage and is currently used as a spare room and home office, with space for a pull-out, king size double bed, and a hatch to the roof space, which is boarded for storage. The single, Bedroom 3, is perfect for a nursery or study for home working. The family bathroom is fitted with a white suite and has a shower over the bath and attractive tiling.

Outside and on approach, there is a side, shrub garden and parking for two cars behind the house, with an adjoining charging unit for an electric vehicle (EV), and access to the garage. A gate and path lead to the enclosed rear garden which is part laid to lawn with an established shrub and tree border, and is arranged over two levels, with paved or decked sitting or barbecue areas. The garden has an outdoor, double electric socket.

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

drainage.

Tenure: Freehold.

Council Tax: Band D

Local Authority - Mid Devon District Council.

Estate Management Charge: £97.99 was paid in February 2026 to Meadfleet, to maintain the communal areas of the development. A second, six monthly instalment of a similar amount is due in August/September 2026. Seddons recommend that the details are checked with your solicitor.

Cullompton 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 property, there are popular walks through country lanes, one leading to the Rugby Club!

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 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.

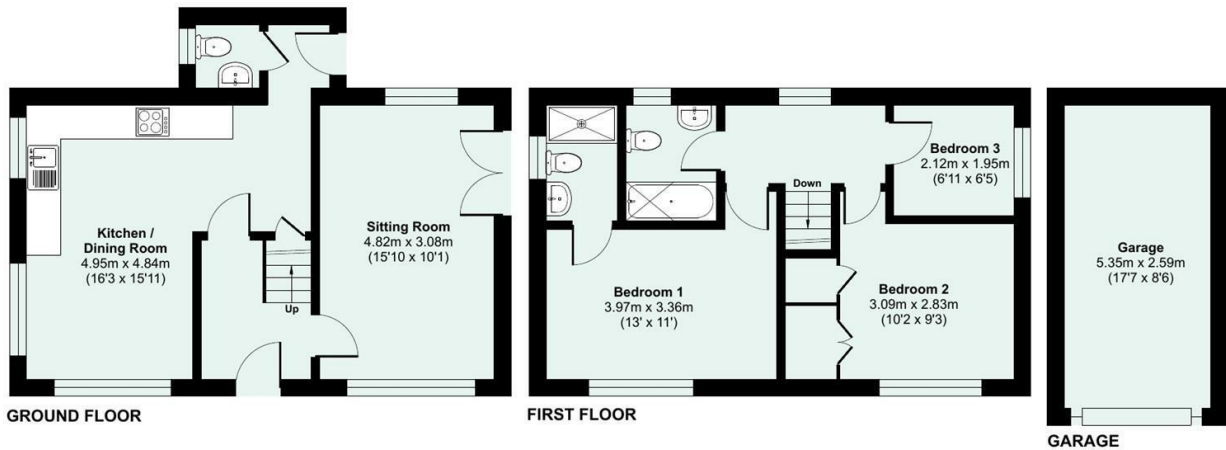
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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 = 896 sq ft / 83.2 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1045 sq ft / 97 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 2026. Produced for Seddon Estate Agents LLP. REF: 1421218

