



Bolealler Cottage, Cullompton EX15 1RJ

welcome to

Bolealler Cottage, Cullompton

A semidetached cottage set in a semi-rural position on the edge of Cullompton. In need of modernisation and sold as seen, the property includes two bedrooms, three reception rooms, a bathroom, wood burner and Rayburn. Outside there is a garden, storage sheds and an additional plot of land.

This charming semidetached cottage offers fantastic potential and is available with NO ONWARD CHAIN. Set on the edge of Cullompton in a semi-rural location, the property is in need of modernisation throughout and is being sold as seen, making it an excellent renovation project.

Inside, the cottage features two bedrooms, a bathroom, and three reception rooms. The property has a wood burner and Rayburn.

Externally, the property benefits from a front garden which is lawned. There are two outbuildings and an additional plot of land.

Entrance Hall

Doors to lounge, bathroom, and kitchen. Stairs up to first floor. Has a radiator and understairs cupboard.

Kitchen

Two DG windows to front. Door to conservatory. Wall and base units, with one stainless steel sink and drainer, space for cooker, washing machine, and fridge. Radiator. Partially tiled.

Lounge

Two SG windows to the front, and SG window to the side. Features a wood burner, a TV point, and a radiator. There are also paddle stairs up to the attic room.

Reception Room Three

SG window to the side. Has a radiator. Walkway through to reception room four.

Reception Room Four

Features a Velux skylight.

Conservatory

Door through to reception room four. Features a radiator, and the boiler. The conservatory is SG.

Landing

DG window to the rear.

Bedroom One

DG window to the side, and DG window to the rear. Features built in wardrobes and a radiator.

Bedroom Two

DG window to the front. Features a built wardrobe, an airing cupboard, a radiator, and a wash hand basin with a cabinet. Partially tiled.

Bathroom

DG window to the front. Features a WC, a wash hand basin, a walk-in shower, and a radiator. Partially tiled.





Attic Room

Two Velux skylights to the side. Features a radiator and exposed beams.

Front Garden

The front garden features a patio area and steps up to an area laid to lawn, trees, and hedging. Also an outside tap, an outside shed, and a pond.

Rear Garden

The rear garden is laid to lawn with trees and hedging. Also has two sheds, a greenhouse, and an oil tank. Beyond this area, is an additional plot of land which could be used for a variety of purposes.

Agents Note

Waste from the property is served by private drainage. Please conduct your own searches and contact the branch for more details'



view this property online fox-and-sons.co.uk/Property/TVT106112



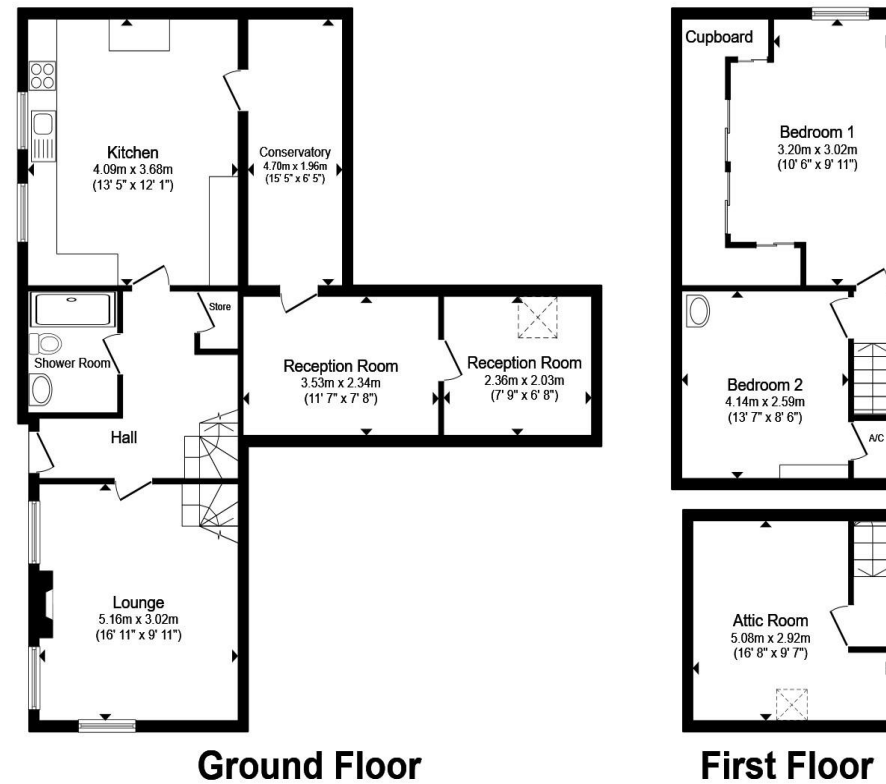
welcome to

Bolealler Cottage, Cullompton

- Semi Detached Cottage
- Two Bedrooms
- Three Receptions
- NO ONWARD CHAIN
- Sold as seen

Tenure: Freehold EPC Rating: G
Council Tax Band: C

£275,000



Total floor area 140.7 m² (1,514 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



view this property online fox-and-sons.co.uk/Property/TVT106112



Property Ref:
TVT106112 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk