



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



30 Manning Avenue, Cullompton, Devon, EX15 1QE

Guide Price £317,500

- No onward chain, ready to occupy
- Principal bedroom with en suite and dressing room
- Kitchen/breakfast room with integral appliances
- Downstairs cloakroom and utility room
- Garage and parking for two cars
- 2 bedrooms, could be reverted to 3
- Separate sitting room and dining room
- Hardwood conservatory extension
- Gas central heating and uPVC double glazing
- Easy to maintain garden

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



30 Manning Avenue, Devon EX15 1QE

Watch the Seddons' Video Tour An attractive, well-presented, detached house lying in a popular small development close to a primary school. Originally a three bed, converted to two, with generous downstairs living space, including a cloakroom and conservatory extension. No onward chain.



Council Tax Band: D



This fine, brick-built house was built around 25 years ago and has been well maintained over the years to provide very comfortable, versatile accommodation, ideal for a professional couple or young family in a cul-de-sac position.

The generous, downstairs living space has the advantage of two reception rooms, with a conservatory extension adding a second sitting or playroom. The kitchen is fitted in a classic, light wood Shaker style with a fitted oven, hob, extractor hood, fridge, freezer and space and plumbing for a dishwasher. There is ample space for a dining table and chairs for everyday use. Beside the kitchen, there is a useful downstairs cloakroom and a utility room with sink unit, space and plumbing for a washing machine and tumble dryer with further storage.

Upstairs, the original three bedrooms have been remodelled providing a dressing room for the principal room, which also has an en suite shower room with white suite. The dressing room could be readily reverted back to a bedroom, if preferred. The second bedroom is a good size and has been used as a home office and the family bathroom adjoins, fitted with a modern white suite.

Outside, the house has side by side parking for two cars leading to the garage and there is a small front shrub garden. Path leads to the left side of the house, with a personnel door into the garage, and beyond to the rear garden. The garden is paved for ease of maintenance and enjoys a sunny, south-westerly aspect.

Services: mains water, electricity, drainage and gas.

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council

Manning Avenue 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, 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 internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

C

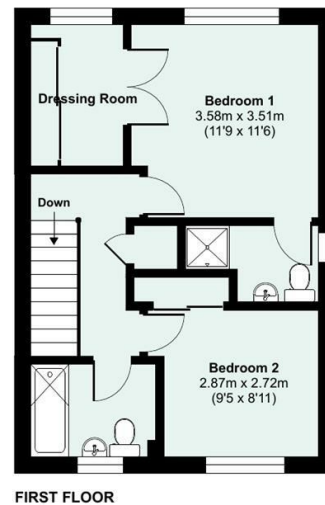
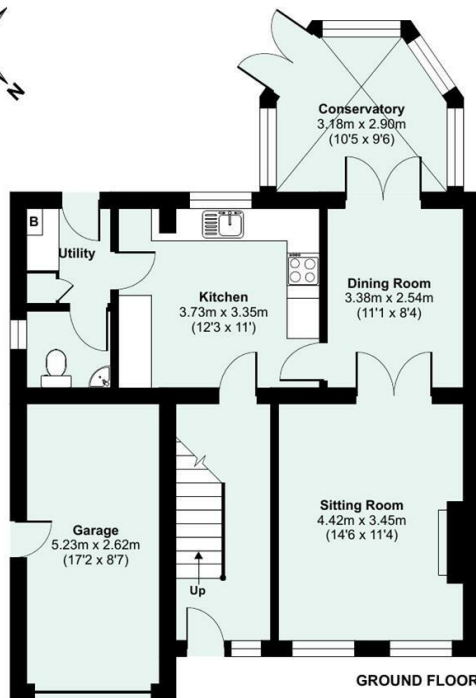
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1136 sq ft / 105.5 sq m

Garage = 140 sq ft / 13 sq m

Total = 1276 sq ft / 118.5 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 2026. Produced for Seddon Estate Agents LLP. REF: 1416973



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