

Guide Price £299,950



2 Alfred Close, Cullompton, EX15 1ZJ

- Built in 2023 with remaining NHBC warranty
- Downstairs hall with cloakroom
- Kitchen/dining room with French doors to the garden
- Additional double and single bedroom
- Driveway parking for 2 vehicles
- Previous show home with upgraded fittings & a larger garden
- Living room with open outlook & views
- Principal bedroom with en-suite shower room
- Beautifully landscaped rear garden
- Quiet position with open outlook

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



2 Alfred Close, Cullompton EX15 1ZJ

Situated in an elevated position within the Mill Gardens development, this beautifully presented home was previously a show home for the development, with upgraded fittings and offers three good sized bedrooms and a professionally landscaped generous rear garden. No onward chain.



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Council Tax Band: C



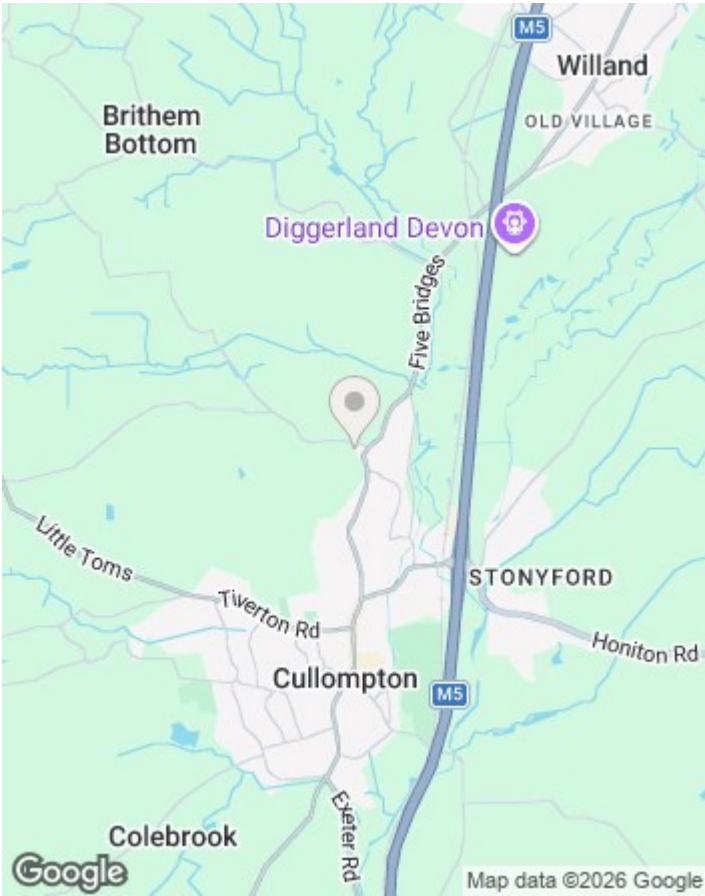
The property offers a comfortable and modern family home which has been well presented by the current owners, with quality wood effect LVT flooring throughout the downstairs. A spacious living room to the front aspect provides open views out over the duck pond and countryside in the distance. The kitchen/dining room at the rear is fitted with a good range of units with quality quartz work surfaces, an integrated electric oven and hob and French doors in the dining area opening out into the garden.

Upstairs, there are two good double bedrooms with an en-suite shower room to the principal bedroom and contemporary family bathroom in addition with further generous single bedroom. Outside offers a generous and private rear garden with side access gate and storage shed. The garden has been professionally landscaped by the current owners with high quality luxury artificial grass and paved patio with decked entertaining area. At the front of the property there is driveway parking for two vehicles.

An estate management fee of £250 per annum is payable to Mill Gardens Management Company (part of Persimmon Homes) Services: Mains electricity, gas, water, and drainage. Council Tax: Band C - Mid Devon District Council. Tenure: Freehold. The property is situated in an elevated position, within the popular Mill Gardens development on the edge of Cullompton. With a number of schools and fantastic open spaces, this is a great place to raise a family – even more so because of funds of over £2 million that Persimmon has allocated for a new primary school, contributions to early years, secondary and special needs education, a doctors’ surgery expansion, and a town centre road

relief contribution.

The town benefits from 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 town, there are popular walks through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes. 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

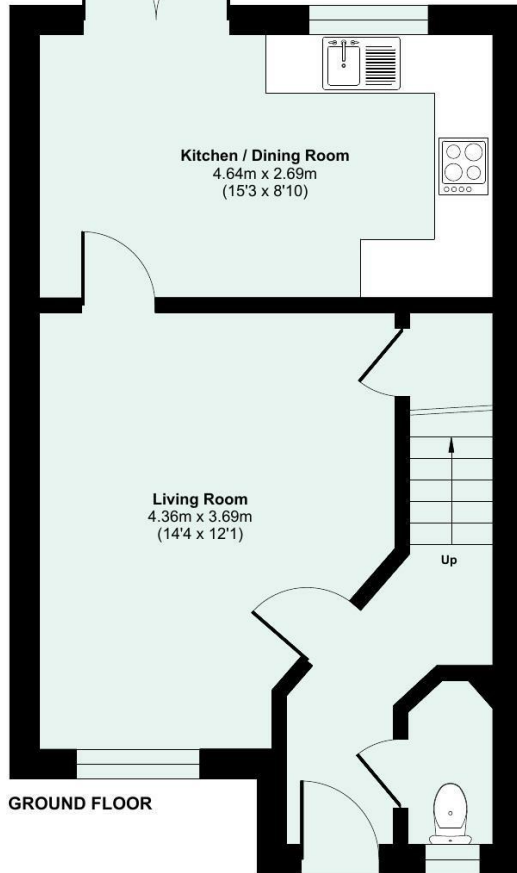
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

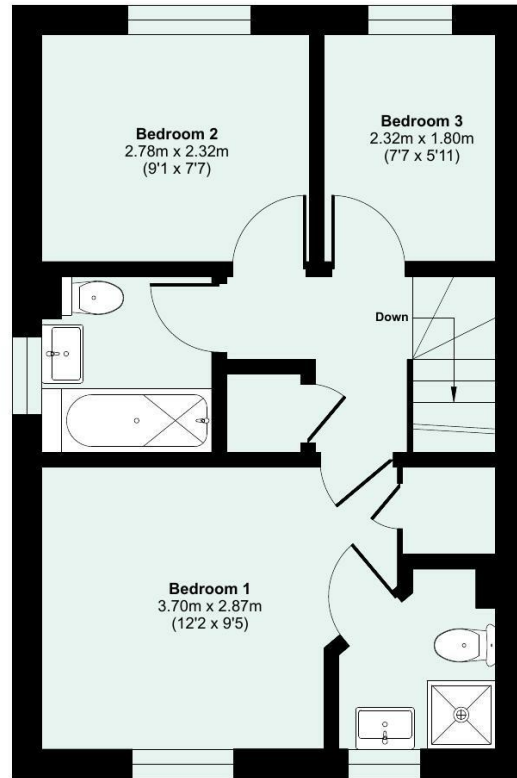
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Area = 752 sq ft / 69.8 sq m
For identification only - Not to scale



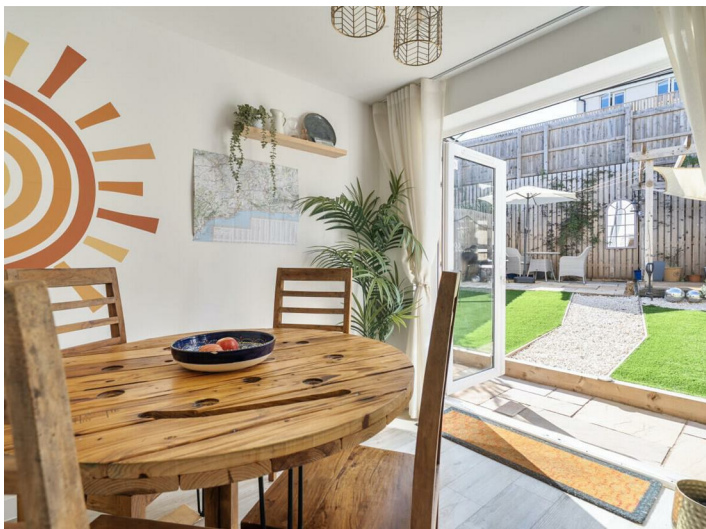
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1520168.



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