



## 21 Hawthorn Close, Cullompton, Devon, EX15 1SL

Asking Price £155,000

- Open plan sitting/dining & kitchen
- Dual aspect windows to the side and rear
- Bathroom
- Private level rear garden
- Quiet cul-de-sac position
- Fitted kitchen with breakfast bar
- Double bedroom
- Gas central heating & double glazing
- Allocated off road parking

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 21 Hawthorn Close, Devon EX15 1SL

\*Watch the Seddons' Video Tour\* A one bedroom end terraced home in a quiet position on the edge of Cullompton with public transport links on the doorstep. Enclosed garden and off road parking. No onward chain.



Council Tax Band: B



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## LongDescription

The accommodation offers an open plan living/dining room and kitchen downstairs with breakfast bar and wall mounted gas boiler. Dual aspect windows overlook the garden to the side and rear.

Upstairs features a double bedroom and family bathroom.

At the rear there is a private and enclosed level garden which is laid with chippings for ease of maintenance. The property is set back from the road and there is allocated off road parking in front of the property.

Services: Mains electricity, gas, water & drainage.

Tenure: Freehold.

Council Tax: Band B

Local Authority - Mid Devon District Council

Hawthorn Close is a small cul-de-sac, a moderate walk from the centre of Cullompton, which has a range of shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries including, 'The Bakehouse' and 'The Lime Tree'. 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 is a popular walk 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 Paddington 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.

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## Directions

DIRECTIONS:

## Viewings

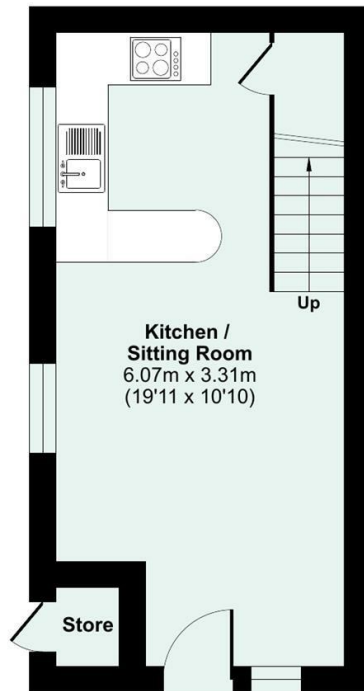
Viewings by arrangement only. Call 01884 32100 to make an appointment.

## EPC Rating:

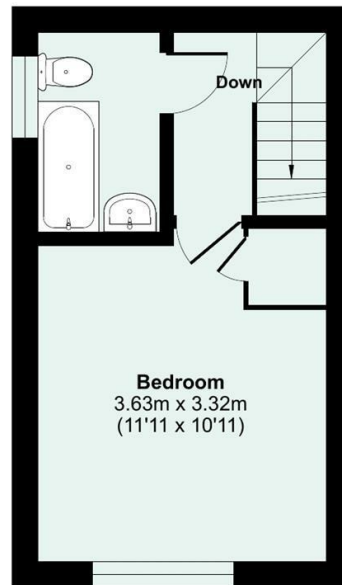
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 560 sq ft / 52 sq m  
 Outbuilding = 7 sq ft / 0.6 sq m  
 Total = 567 sq ft / 52.6 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). © ncthem.com 2026. Produced for Seddon Estate Agents LLP. REF: 1408531

