



**Martin Way, Cullompton, EX15 1GU**



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## **Martin Way, Cullompton**

Located in Martin Way in Cullompton overlooking a green space is this superb two bedroom home. In brief the accommodation includes open plan kitchen/living/dining space, utility room and WC. Two double bedrooms with built in storage and a family bathroom. Off road parking and rear enclosed garden.

Call Fox & Sons to view this superb two double bedroom home. The ground floor features an impressive open plan design. With a modern fitted kitchen with space for a large dining table and a separate space for living This is a very social space and the heart of the home. This could be separated should you wish by installing a stud wall. The ground floor is completed by a useful utility/WC sits neatly to the side. Upstairs are two spacious double bedrooms, each benefiting from fitted storage. These are serviced by a modern family bathroom. The rear garden offers a private space, enclosed by fencing and finished with a decked patio area framed by mature shrubs. Rear gated access adds ease and functionality.

To the front, the property enjoys off road parking along with an attractive outlook over the neighbouring playing fields. This beautifully maintained home is an excellent choice for buyers seeking effortless modern living in a desirable location.

### **Entrance Hall**

Door to the kitchen/lounge diner, stairs up.

### **Kitchen/Living/Diner**

One double glazed window to the rear, door to the rear. two double glazed windows to the front. Two radiators, wall and base units. Integrated dish washer. Integrated fridge freezer, gas hob and electric oven. Extractor hood. One stainless steel sink and drainer. Space for a dining table and sofa. Door to cloakroom. Splashback, TV Point. Understairs cupboard.

### **Cloakroom & Utility Room**

Double glazed window to the rear, radiator, WC, Wash Hand Basin. Space for washing machine. Partially tiled. Extractor fan.





### **Landing**

Doors to all rooms. Radiator, loft hatch.

### **Bedroom One**

Double glazed window to rear, radiator.

### **Bedroom Two**

Two double glazed windows to the front, radiator, storage cupboard.

### **Family Bathroom**

Bath with shower over, WC, Wash Hand Basin, Heated Towel Rail. Shaver points, extractor fan. Partially tiled.

### **Loft Space**

Partially boarded, no ladder. Insulated.

### **Rear Garden**

Decking area, outside shed, small pond trees and shrubs. Slate chips, access to the rear through the gate. Outside tap and outside power.

### **Off Road Parking**



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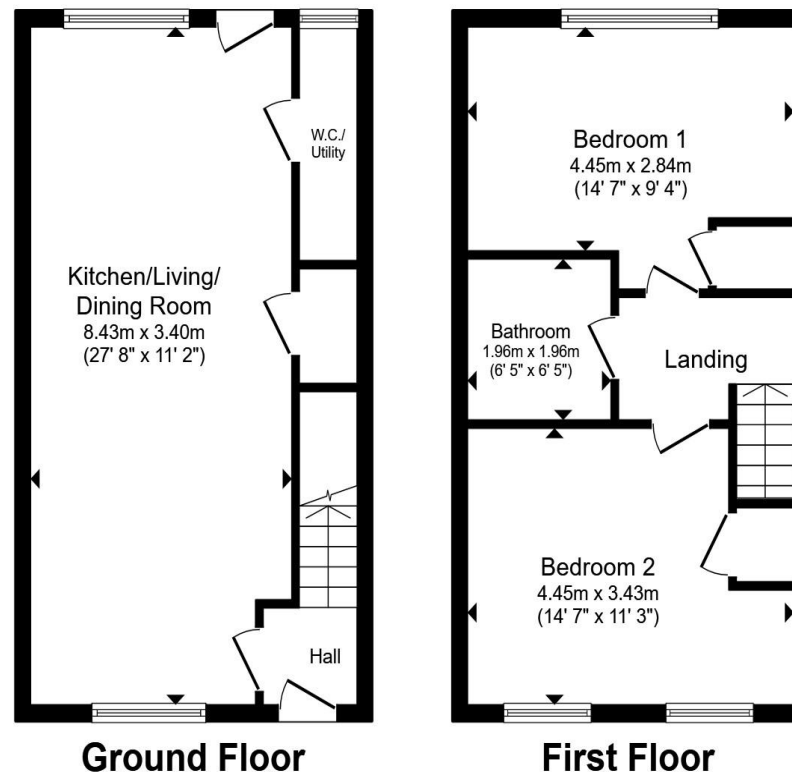
## Martin Way, Cullompton

- Mid Terrace Two Double Bedroom Home
- Superb Open Plan Kitchen/Living/Dining
- Utility Room & Cloakroom
- Family Bathroom
- Rear Enclosed Garden

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: B

guide price

**£230,000**



Ground Floor

First Floor

Total floor area 74.7 m<sup>2</sup> (804 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](http://www.propertybox.io)



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