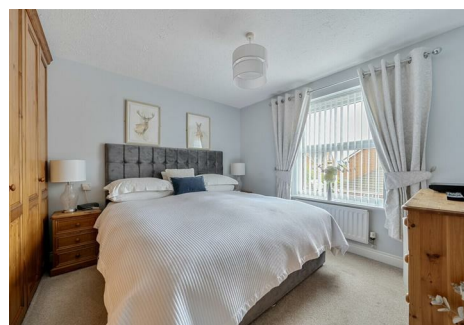


6 High Street, Cullompton, Devon, EX15 1AA



10 Lancaster Close, Cullompton, Devon, EX15 1XB

Asking Price £435,000

- 4 bedrooms, 3 doubles and a generous single
- Open plan sitting and dining rooms with archway
- Large, modern kitchen/breakfast room
- Family bathroom
- Enclosed, established rear garden
- En suite shower room to the principal bedroom
- Conservatory extension overlooking the garden
- Utility room with door to outside and cloakroom
- Detached double garage and driveway parking
- Quick access to the M5 and bus services

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

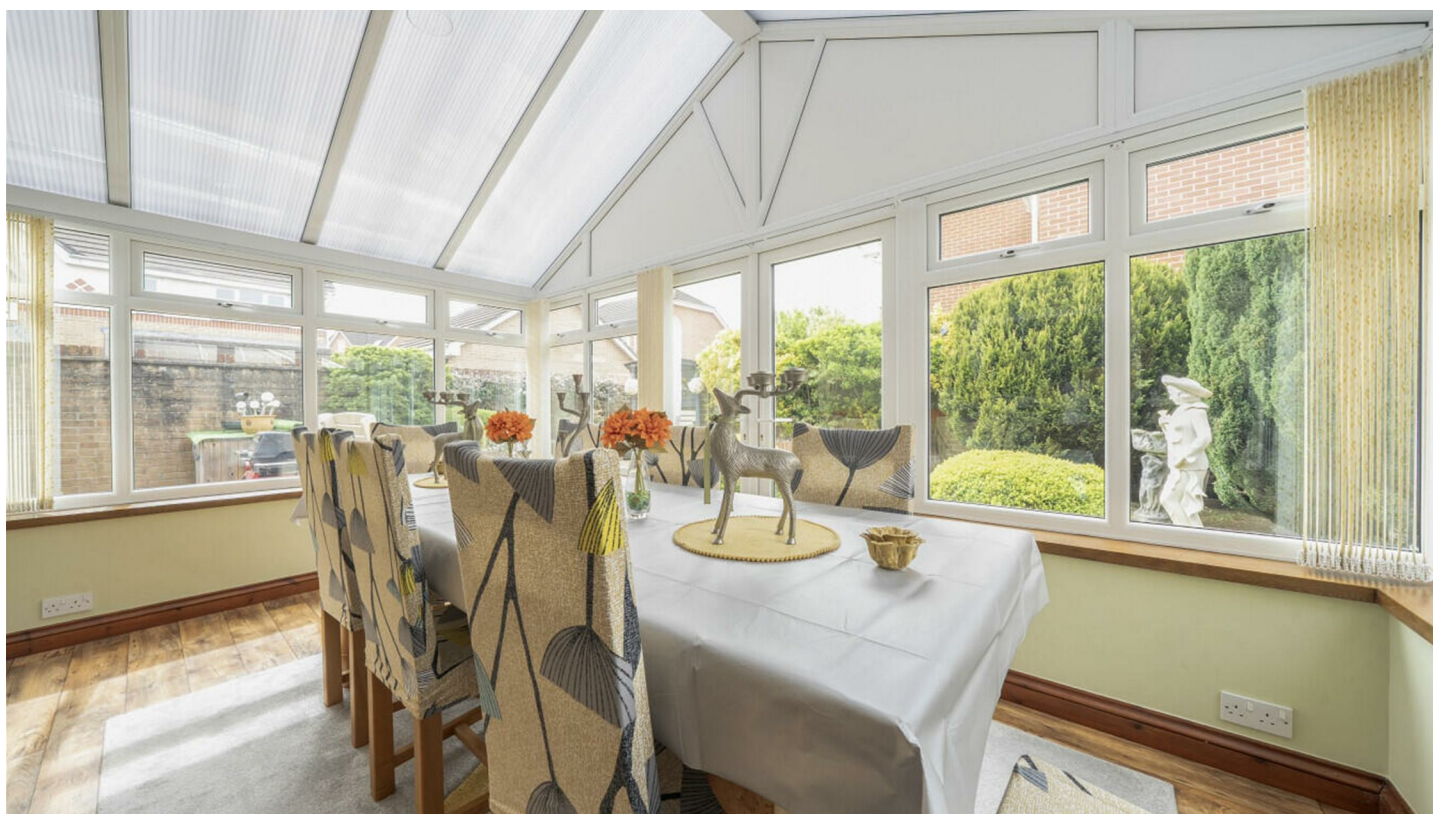


10 Lancaster Close, Devon EX15 1XB

A modern, detached house in excellent order and offering spacious, family accommodation, nicely tucked away at the end of a quiet cul de sac. Open plan reception rooms with a large conservatory extension and a perfect location for commuting, when required.



Council Tax Band: E



This fine property occupies a quiet position at the end of a small cul de sac, within easy reach of the local amenities, bus services and the motorway network. The accommodation is very well-presented and offers plenty of living space downstairs, with two reception rooms, separated with an open arch, a large kitchen/breakfast room and a superb quality conservatory extension, which currently provides a formal dining room and from which the established garden can be enjoyed. The bedrooms are generous in size with the main bedroom fitted with a range of wardrobes and an en-suite shower room and family bathroom. Two of the other bedrooms also benefit from fitted wardrobes.

The house benefits from uPVC double glazing, fascias and soffits, and with gas central heating and good insulation, has a favourable EPC rating.

Outside, there is a well landscaped south westerly facing rear garden, with paved patio and lawn surrounded by attractive shrub borders and including a good sized storage shed with outside tap and gate to the front for access.

At the front of the property there is dual parking in front of the double garage, which provides superb storage or could be used for a home gym, or cars. Additional driveway parking is located at the front of the house.

Services: mains water, electricity, drainage and gas

Tenure: Freehold

Council Tax: Band E

Local Authority: Mid Devon District Council

Lancaster Close lies less than a mile from the centre of Cullompton and local 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.

Locally, 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 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

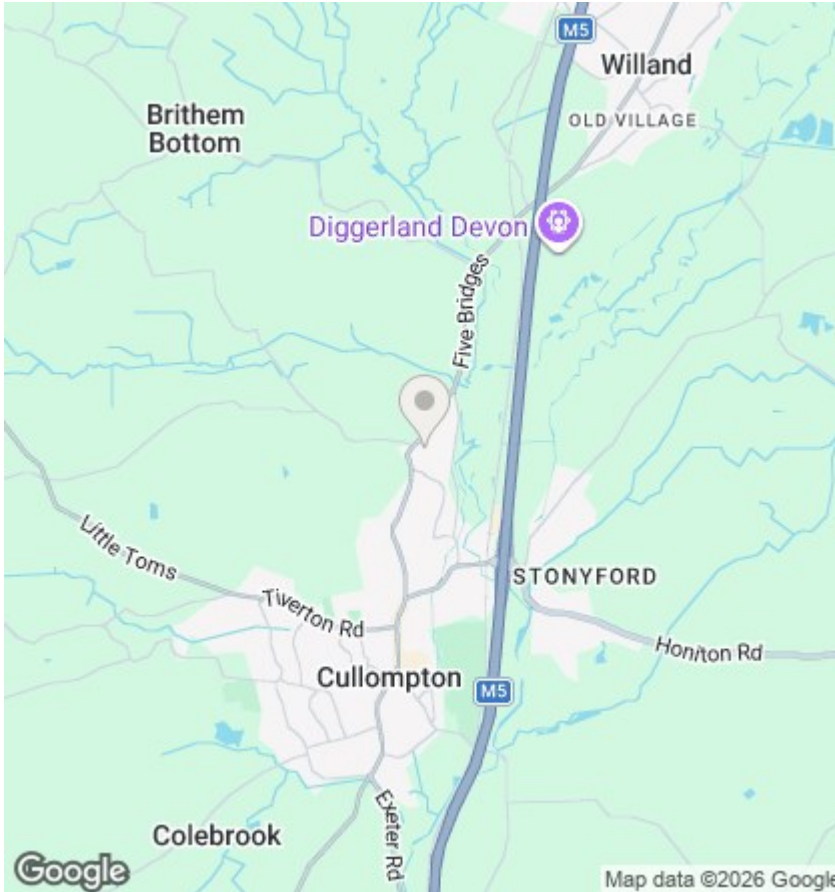
Taunton c. 23 miles

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:

C

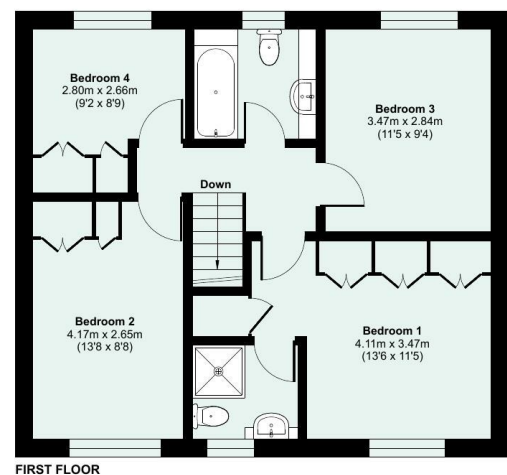
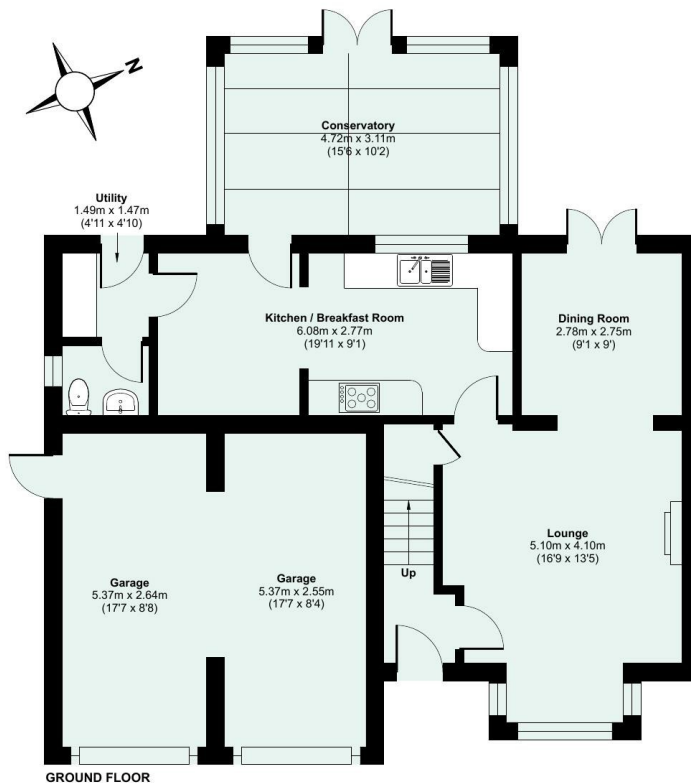
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 1338 sq ft / 124.3 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1639 sq ft / 152.2 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1446476

