



**Selfdon Silver Street, Cullompton, EX15 3JE**  
**Asking Price £375,000**

***Offered to the market for the very first time and with the added advantage of no onward chain, this fantastic three-bedroom detached bungalow presents a rare opportunity. Set on a generous plot, the property offers immense potential and is perfectly suited for those looking to personalise and create a home tailored to their own tastes and lifestyle.***



## Description

Before you even reach the driveway gates, the exceptional plot and picturesque surroundings make an immediate and lasting impression.

Stepping through the front door, the home has been thoughtfully designed with both convenience and family living in mind. To the left, you'll find the bedroom accommodation. Bedroom One is a generous double positioned to the rear, featuring a large window that fills the room with natural light and offers stunning views across the surrounding fields. Bedroom Two, located at the front, is another well-proportioned double enjoying a pleasant outlook over the front garden, while Bedroom Three provides a comfortable single room, ideal for a child, guest, or study.

From the hallway, a sliding door opens into a bright and inviting lounge—a perfect space to relax and unwind while taking in the beautiful countryside views. Double doors lead through to the dual-aspect dining room, a superb entertaining space with ample room for a large dining table and chairs. Opposite, the kitchen is fitted with a range of wall and base units and offers space for a cooker and additional appliances. The family bathroom benefits from a sunken bath, WC and hand basin.

A door leads through to an inner hall, providing access to the front garden. Off this hallway is a highly practical utility room, complete with a shower cubicle, sink, and plumbing for a washing machine.

Further along, a door leads into the garage, which benefits from an up-and-over door, power, and lighting. To the rear of the garage is a useful office space. From here, a sliding door connects to a second, larger double garage, also equipped with an up-and-over door, power, and lighting. Both garages additionally benefit from inspection chambers.

Externally, the property sits on approximately 0.25 acres. The wraparound garden is mainly laid to lawn, complemented by a patio area to the front—perfect for outdoor seating and entertaining. The grounds are well-maintained and relatively low maintenance, while also offering excellent potential for extension, subject to the necessary planning permissions (STPP).

## Council Tax, Tenure & Services

Council Tax Band - D

Freehold

Mains Electricity and Water - Oil Central Heating and Septic Tank

Ofcom Broadband Speeds - Superfast 80Mbps

Ofcom Mobile Signal - EE, Vodafone - Likely O2, Three - Limited

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

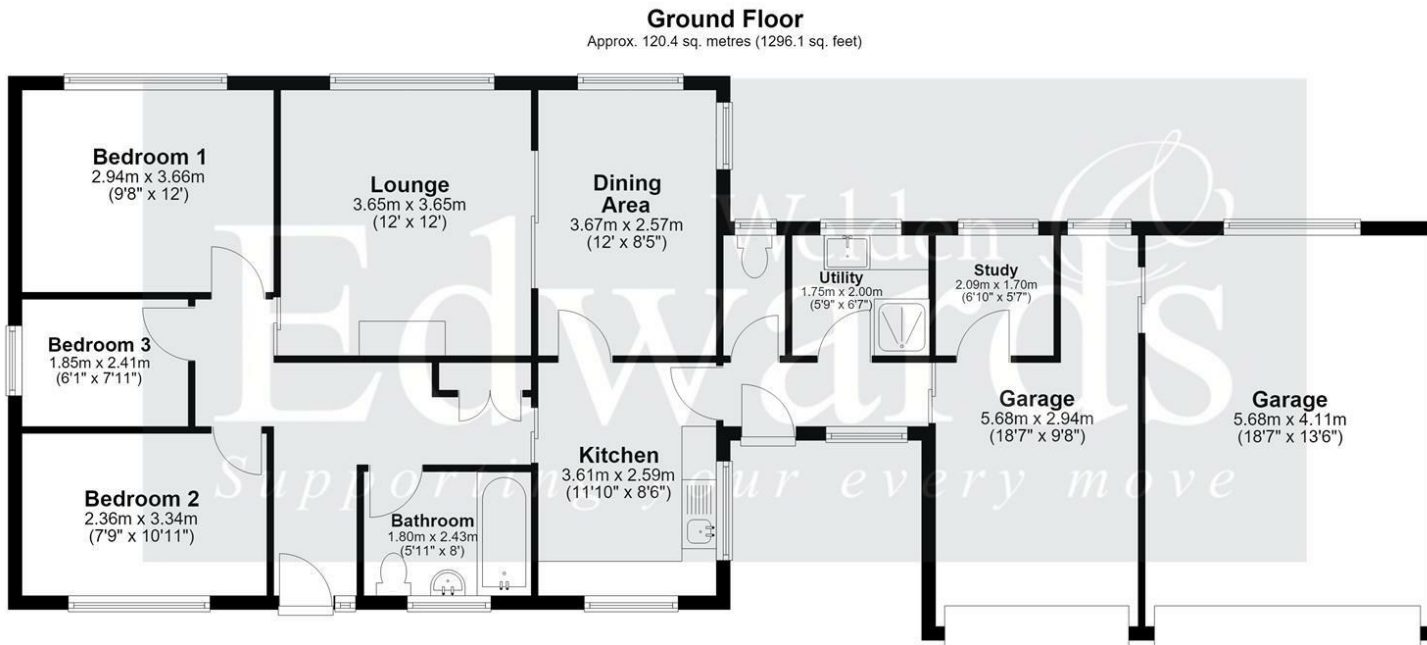
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

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









Total area: approx. 120.4 sq. metres (1296.1 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.

