




STAGS
FOR SALE
01884 235705



91 Culm Lea

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Cullompton, Devon, EX15 1NJ

Cullompton Town Centre 1.2 Miles | M5 (J28) 1 Mile | Exeter 14 Miles

A well-presented semi-detached two-bedroom home with off street parking and a good-sized garden, on the edge of Cullompton, offered to the market with no onward chain.

- Semi Detached Home
- No Onward Chain
- Off Street Parking
- Quiet Cul-De-Sac Location
- Council Tax Band B
- Two Bedrooms
- Recently Updated
- Ample Garden and Store
- Easy Access to M5
- Freehold

Guide Price £200,000

DESCRIPTION

91 Culm Lea is a comfortable and well-maintained two-bedroom home, ideally suited to first-time buyers or those looking for an investment property. The accommodation is light and practical, comprising of an entrance hall, a well-proportioned sitting room and a kitchen offering a gas hob, electric oven, further space for a fridge freezer and washing machine. The room also benefits from direct access to the garden.

On the first floor are two bedrooms, together with a family bathroom.

The property has been well looked after and offers scope for a buyer to personalise further if desired.

To the rear is an enclosed garden of a reasonable size, mainly paved, creating a pleasant space for outside dining. To the side is a storage shed and driveway parking in front, providing valuable off-street parking.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.
Ofcom predicted broadband services - Standard, Superfast & Ultrafast
Ofcom predicted mobile coverage for voice and data: Internal – O2 (variable), EE & Three. External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS

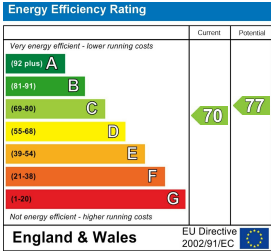
What3Words: ///peach.fine.riches

Google Drop Pin: <https://maps.app.goo.gl/bbatWUABZmvtTBWw5>



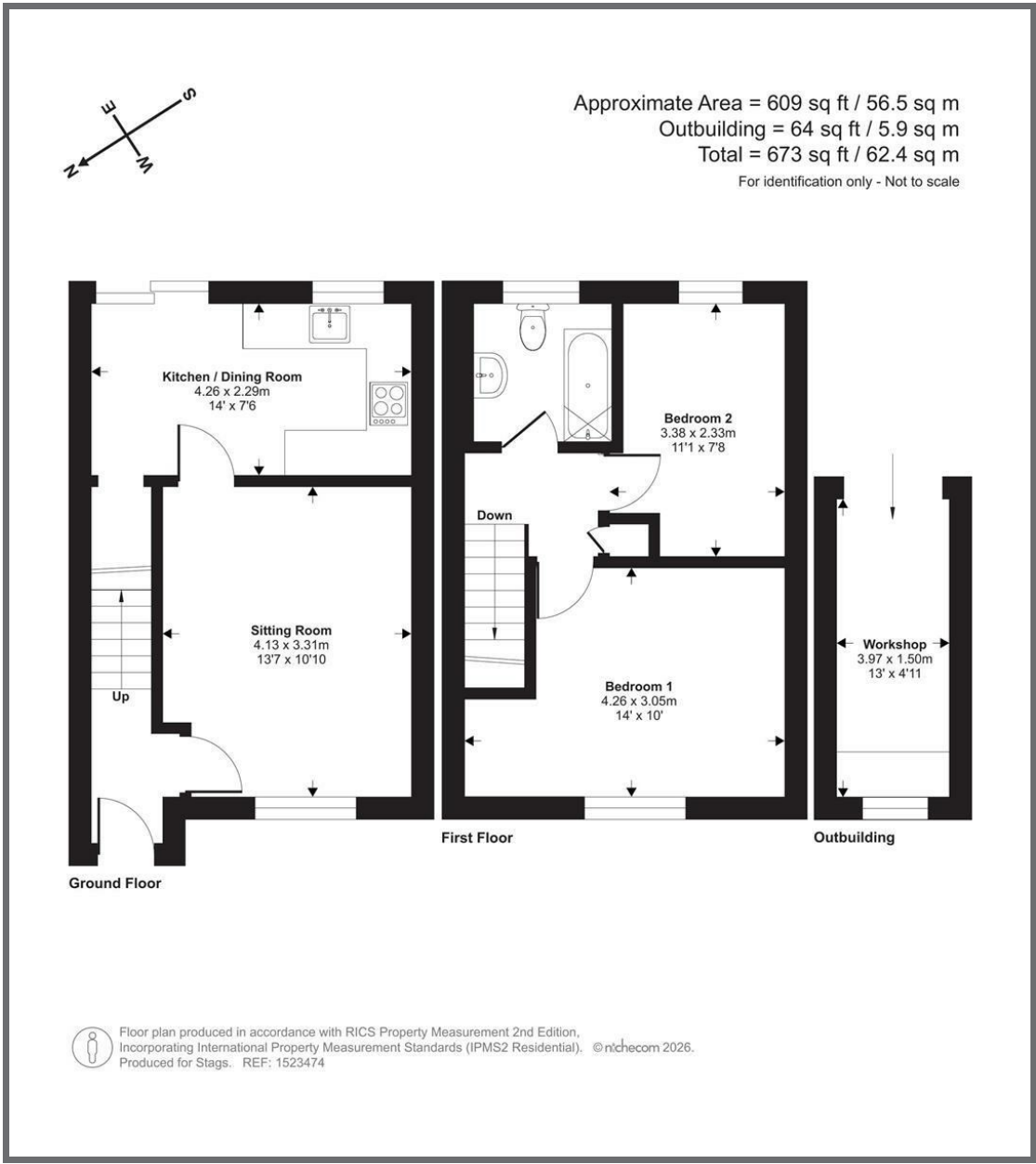


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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