63 Shortlands Road, Cullompton, EX15 1HL
£205,000

Welden Edwards
Supporting your every move

Offered to the market with no onward chain, this fantastic two double bedroom home is situated in the popular town of Cullompton. Boasting spacious and well-presented accommodation throughout, it presents an ideal opportunity for first-time buyers, investors, or those looking to downsize.

Description

Stepping through the front door, you are welcomed by an impressively spacious entrance hall, creating a fantastic first impression. This inviting space also benefits from a generous under-stair storage cupboard, providing the perfect solution for keeping everyday items neatly tucked away.

Positioned to the right of the hallway is the well-proportioned kitchen, fitted with a range of wall and base units, complemented by ample worktop space for food preparation. To the rear, the kitchen seamlessly opens into the dining area, offering plenty of room for a six-seater dining table and chairs- ideal for family meals and entertaining. A door from the dining area provides direct access to the rear garden.

The lounge is accessed from the entrance hall and offers a bright, spacious living area with ample room for a full suite of furniture. A large rear-facing window fills the room with natural light while enjoying pleasant views over the garden, creating a warm and relaxing atmosphere.

The first floor comprises two generously sized double bedrooms and the family shower room. Both bedrooms are well-proportioned and overlook the rear garden, providing a peaceful outlook. The shower room is fitted with a walk-in shower cubicle, wash hand basin and WC. Completing the upstairs accommodation are two large storage cupboards on the landing, further enhancing the home's excellent storage throughout.

Outside, the rear garden has been designed with ease of maintenance in mind. Predominantly laid to patio, it is bordered by mature shrubs that add colour and privacy. The garden also features a substantial storage shed and gated side access leading to the front of the property.

Parking is well catered for, with ample on-street parking as well as additional communal parking areas conveniently located around the property.

Council Tax, Tenure & Services

Council Tax Band - B
Freehold
All Mains Connected

Ofcom Broadband Speeds: Ultrafast
Ofcom Mobile Signal : EE, Vodafone Likely - O2, Three Limited

Sales Enquiries

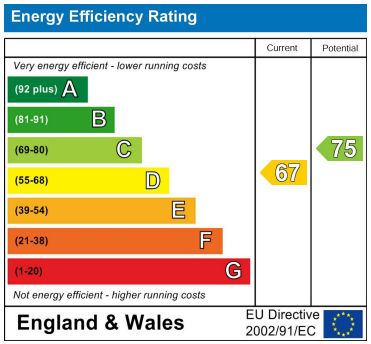
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

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

53 Bampton Street, Tiverton, Devon, EX16 6AL
Tel: 01884 257 997
sales@weldenedwards.co.uk

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