



seddon's

6 High Street, Cullompton, Devon, EX15 1AA



33 New Street, Cullompton, Devon, EX15 1HA

Guide Price £150,000

- Good sized living room
- Downstairs bathroom
- Two double bedrooms
- Central position
- Close to public transport links to Exeter
- Kitchen/breakfast room
- Rear porch/utility area
- Gas central heating & double glazing
- Easy walking distances to shops & amenities
- No chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



33 New Street, Devon EX15 1HA

Watch the Seddons' Video Tour An ideal first home in the heart of Cullompton, within easy reach of the supermarkets, bus services and the town centre. No onward chain.



Council Tax Band: A



LongDescription

This character cottage is situated in a quiet street, within easy walking distance of the town centre, supermarkets, shops and schools.

Entrance leads directly into the living room with the kitchen/breakfast room behind, fitted with a good range of units and work surfaces.

To the rear of the property there is a downstairs bathroom with a rear lobby adjacent, fitted with space and plumbing for a washing machine and tumble dryer, providing a useful additional utility area.

Upstairs there are two double bedrooms.

Outside, there is a small rear courtyard garden, laid with chippings for ease of maintenance.

Services: mains water, electricity, drainage and gas.

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band A

Agent's note: the property is believed to include cob and stone within the walls, externally rendered, under a pitch fibre slate roof.

Cullompton has a range of shops, including 'Veysey's' award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries 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.

From the town, 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 Paddington 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

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			91
(81-91) B			
(69-80) C		71	
(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	

