



seddon's

6 High Street, Cullompton, Devon, EX15 1AA



30 Salway Close, Cullompton, Devon, EX15 1LQ

Guide Price £180,000

- Spacious living area
- Three bedrooms
- Modern electric radiators & double glazing
- Quiet cul-de-sac position
- Nearby public transport links to Exeter
- Open plan lounge/ kitchen/dining room
- Family bathroom
- Low maintenance level rear garden
- Easy walking distance to town centre amenities
- No chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

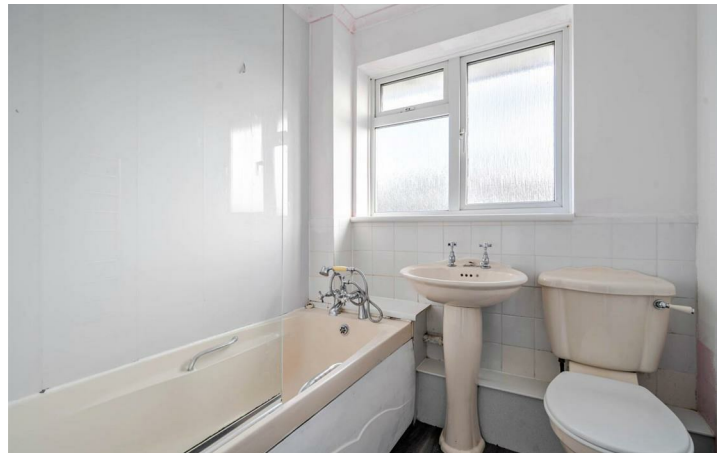


30 Salway Close, Devon EX15 1LQ

Watch the Seddons' Video Tour A three bedroom terraced home with an open plan layout, in a central position within walking distance of the town amenities. No onward chain.



Council Tax Band: B



LongDescription

The property is situated in a quiet position with an open plan lounge/ kitchen/diner.

The entrance hall leads into a spacious living room, which features a large double glazed window to the front allowing natural light to flood through to the rear.

Mains gas is connected to the property with the meter under the stairs.

The kitchen/dining room is open plan to the living room with the kitchen being fitted with an ample array of units with fitted work surface and space for appliances.

Upstairs there are two doubles and a single bedroom with family bathroom.

Outside to the rear is a low maintenance level garden with flower borders.

Services: Mains electricity, water & drainage with electric heating.

Tenure: Freehold

Council Tax: Band B

Local Authority: Mid Devon District Council

Salway Close is in a central but quiet position, a short walk from the centre of Cullompton, which has a range of 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.

From the town, there are popular walks 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

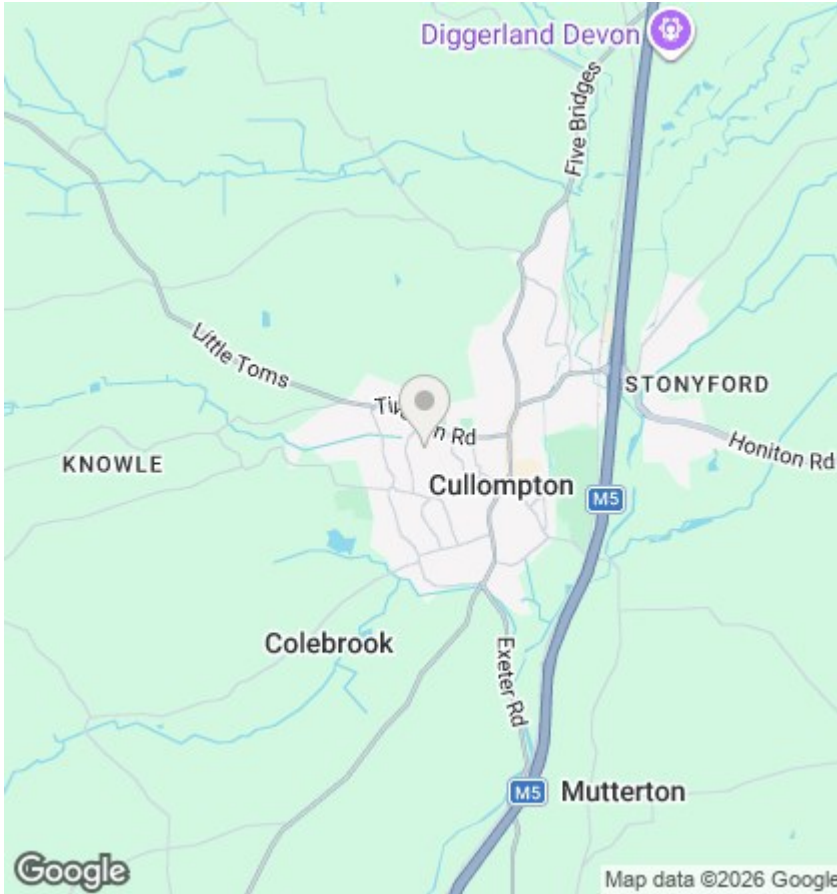
Taunton c. 23 miles

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

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

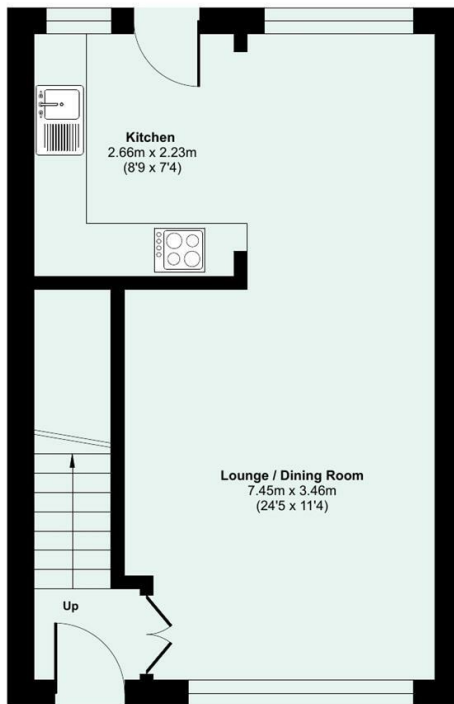
EPC Rating:

E

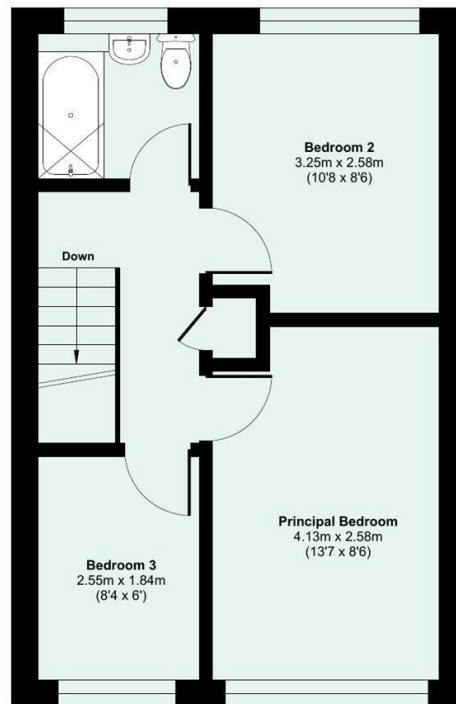
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 724 sq ft / 67.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1377348

