

Guide Price £350,000



5 Gatehouse Close, Cullompton, EX15 1JJ

- Comfortable accommodation in good order throughout
- Living room extension beyond the kitchen
- Generous utility room with access to garage
- Large sitting room with new carpet
- Terraced, low maintenance garden
- 3 bedrooms, two doubles and a single
- Downstairs bath/shower room
- Upstairs shower room with white suite
- Garage and ample parking
- Shed and additional parking off Tiverton Road

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

5 Gatehouse Close, Cullompton EX15 1JJ

Watch the Seddons Video Tour

A spacious, detached, three bedroom house with a large ground floor extension to the rear, greatly increasing the living space and versatility of the accommodation. Additional camper, trailer or boat parking, easily accessible at the end of the garden. Close to primary schools, bus services and with quick access to Exeter and the motorway network.



Council Tax Band: D



This fine detached house lies in an established residential area of the town within easy reach of the primary schools, local amenities and quick access to bus services and the motorway network.

On entering the house via the front porch, the entrance lobby has stairs to the first floor and an open arch to the left through to the sitting room with a recently fitted carpet. Carpets have also been replaced throughout the property.

In 2010, the house was significantly extended to the rear to provide extra living space including a large open plan kitchen/living room. This versatile space could be used as a dining room, additional lounge area or playroom, with patio doors leading out to the enclosed rear garden. The kitchen is fitted in a sharp, black style with light grey work surfaces and oak flooring and offers plenty of cupboard and drawer storage, including a full height larder unit with basket shelving and an island unit, also incorporating a five-ring gas hob. Other integrated appliances include an eye level oven and grill, dishwasher and wine fridge. The adjoining utility room is a good size and fitted with more cupboard storage, a work surface with a round inset sink and space and plumbing for laundry appliances. A door leads to the integral garage which houses the gas central heating boiler which was new in February 2026.

The downstairs bathroom lies to one side of the living room and is fully tiled with a large, tiled walk-in shower cubicle with glazed screen and fitted with a white suite of bath, WC and washbasin with a lit mirror over.

Upstairs there are three bedrooms, with the principal bedroom fitted with wardrobes with sliding doors. The landing has an airing cupboard, and the original bathroom has been changed to a shower room, fitted with a white suite and corner shelving.

Outside, the house is approached via a double width, brick paved driveway leading to the garage with an up and over door. A path and gate lead to the side of the house and the enclosed garden which is not overlooked and has been carefully landscaped. Wide steps lead up to a paved patio with a pergola over, ideal for al fresco dining in the evening sunshine. Further steps lead to the level lawn with pretty, established shrubs and a tree, and a central path

continues to the end of the garden, through a gap in the fence to the additional parking area. This is ideal for a work or camper van, boat or trailer and has a shed to one side and double wooden doors leading out onto Tiverton Road.

Services: Mains electricity, water (metered), drainage and gas.

Council Tax: Band D.

Local Authority: Mid Devon District Council.

Tenure: Freehold

Estate maintenance charge: not applicable.

Gatehouse Close lies 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 Lime Tree', 'The Bakehouse' 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 house, there are popular walks through the surrounding country lanes, one leading to the rugby club.

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 'Megabus Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport.

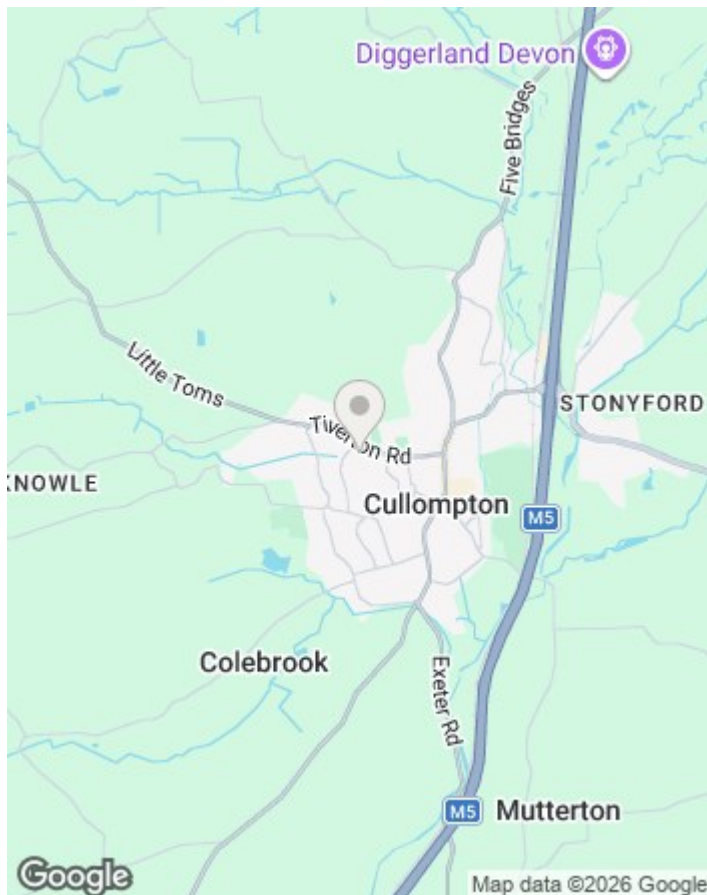
Exeter c.14 miles

Taunton c. 23 miles

Tiverton c. 7 miles

Tiverton Parkway Station c. 6 miles

Honiton c. 11 miles



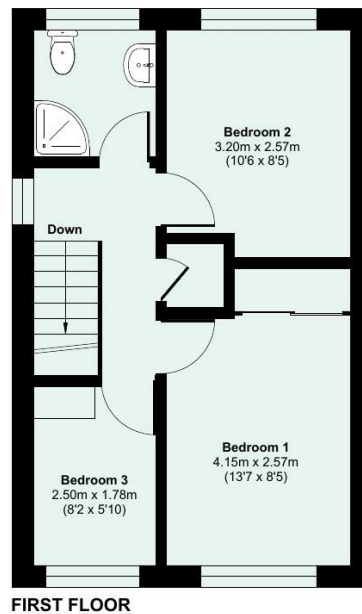
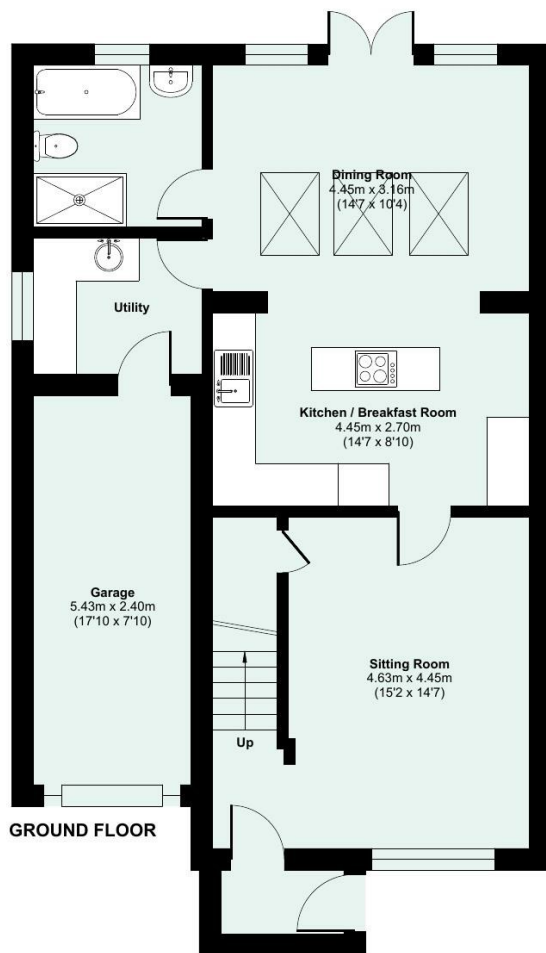
Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(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	



Approximate Area = 1016 sq ft / 94.3 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 1145 sq ft / 106.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1470916

