



8 Castle Park, Cullompton, EX15 3SA
£235,000

Welden
Edwards
Supporting your every move

Tucked away in the desirable village of Hemyock, this warm and welcoming two-bedroom bungalow offers a versatile layout and plenty of potential to make it your own. Boasting a sunny and level rear garden alongside Off-road parking and a garage.

Description
Entering this warm and welcoming property, you are greeted by a useful entrance porch, providing the ideal space for storing coats, shoes and other outdoor essentials. A handy storage cupboard to the left offers additional practicality, while to the right is the entrance to the living room. The living room forms the heart of the home, offering a cosy yet generously proportioned space. Neutrally decorated throughout, it provides a versatile blank canvas for the new owner to make their own.

Continuing through the property, the central hallway provides access to all the principal rooms. To the rear are two well-proportioned double bedrooms, both offering ample floor space and a versatile layout. Benefitting from views over the rear garden, these rooms also enjoy a pleasant degree of privacy. Adjacent to the bedrooms is the family bathroom, thoughtfully designed with a sliding door to maximise the available space. The walls are fully tiled in a contemporary style, complemented by attractive wood-effect flooring, creating a warm and modern feel. The bathroom is fitted with a matching white suite comprising a WC and bath with shower over, alongside a useful storage cabinet providing space for bathroom essentials.

The final door from the hallway leads into the well-equipped kitchen. Well suited to the needs of a two-bedroom home, the kitchen benefits from a good range of wall-mounted and base-level storage cupboards, providing ample room for pots, pans and everyday items. There is also space and power for a freestanding oven and fridge freezer, while an additional cupboard to the rear left of the room provides further valuable storage. The kitchen also benefits from direct rear access, leading out into the charming garden.

Outside, the rear garden offers a variety of useful and enjoyable spaces. Immediately outside the rear door is a sheltered area, with steps leading down to a paved nook, ideal for displaying potted plants and creating an attractive outdoor area. There is also a handy shed, which provides useful external storage. A pathway continues towards the rear of the property, opening onto a stunning, level lawn. This bright and sunny garden provides an excellent space for family life, outdoor activities and entertaining friends and family. A hardstanding area close to the property also offers an ideal location for garden furniture or a dedicated seating area.

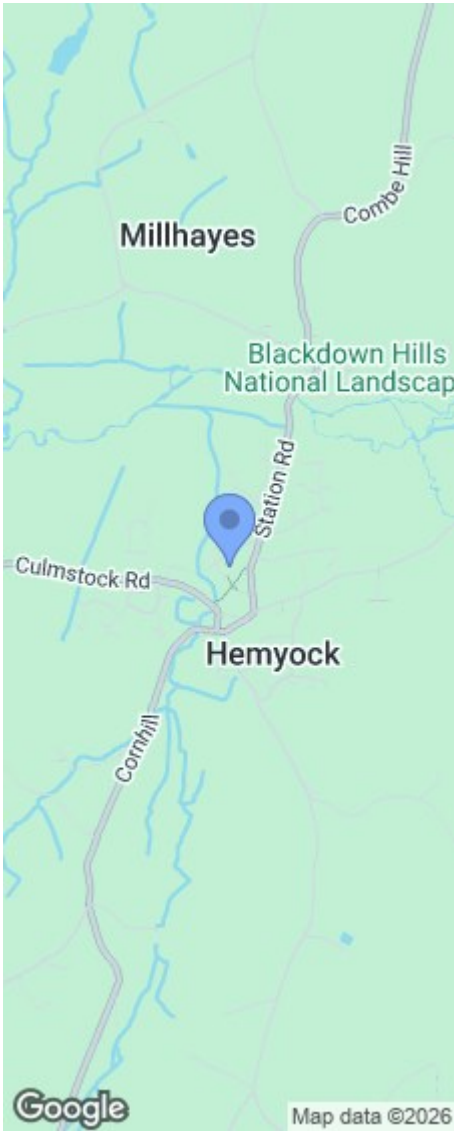
To the front, the property benefits from a well-sized front garden, providing additional outdoor space while also setting the home nicely back from the road. There is off-road parking for one vehicle, complemented by a garage which could be used for parking, hobbies or additional storage.

Council Tax, Services & Tenure
Council Tax Band - C
Freehold
Mains Electric, Water & Drainage

Ofcom Broadband Speeds: Ultrafast 1000 Mbps
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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		40
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



Total area: approx. 55.2 sq. metres (594.3 sq. feet)

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



