

6 High Street, Cullompton, Devon, EX15 1AA



40 Swallow Way, Cullompton, Devon, EX15 1GE

Asking Price £275,000

- Stylish kitchen/breakfast room
- Dual aspect living room with French doors to garden
- En-suite shower room to main bedroom
- Attractive rear garden
- Well positioned with open views at the front
- Separate dining/reception room or large study
- Three well proportioned bedrooms
- Modern family bathroom
- Garage & off road parking
- No onward chain

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

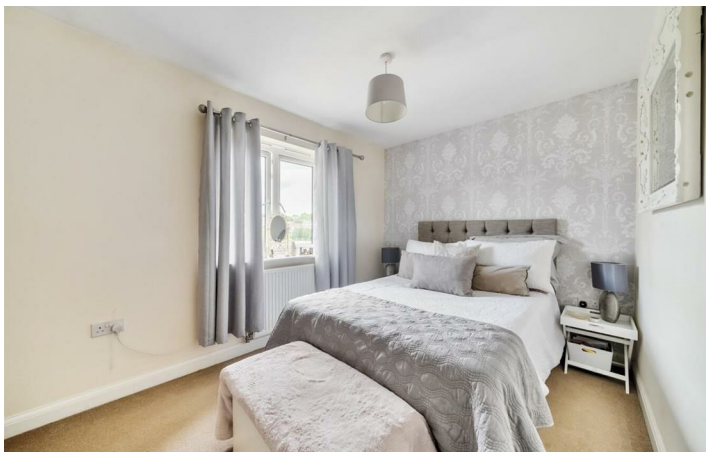


# 40 Swallow Way, Devon EX15 1GE

**\*Watch the Video Tour\*** An immaculately presented three bedroom semi detached home in an attractive position with open outlook overlooking the meadows. No onward chain.



Council Tax Band: C



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### LongDescription

The property enjoys a superb position looking toward green space with dog walks on the doorstep! The owner has updated the interior with a stylish decor to a high standard throughout.

The ground floor offers versatile living accommodation with a dual aspect living room with French doors which open out onto the patio.

Entrance is via a hallway with downstairs cloakroom and there is a separate dining room which could be used as desired, as a bedroom, treatment room or home office.

The kitchen/breakfast room has been superbly updated by the owner with integral appliances and tiled flooring.

Upstairs there are two good double bedrooms with en-suite shower room to the principal bedroom. There is a third single bedroom with modern family bathroom.

Outside, there is a beautifully landscaped enclosed rear garden with paved patio and laid with chippings for easy maintenance. There is a side gate which allows access to the rear garden. The garage which is situated below a coach house to the rear has driveway parking in front, accessed via a side entrance off the main road.

Services: Mains electricity, gas, water & drainage.

Tenure: Freehold.

Council Tax: Band C

Local Authority - Mid Devon District Council.

Agent's Note: There is an annual service charge of £242per annum payable to Meadfleet.

The property lies towards the edge of Cullompton, a moderate walk from the town, which has a range of shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and popular eateries including, 'The Bakehouse' and 'The Lime Tree'. 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.

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## Directions

DIRECTIONS:

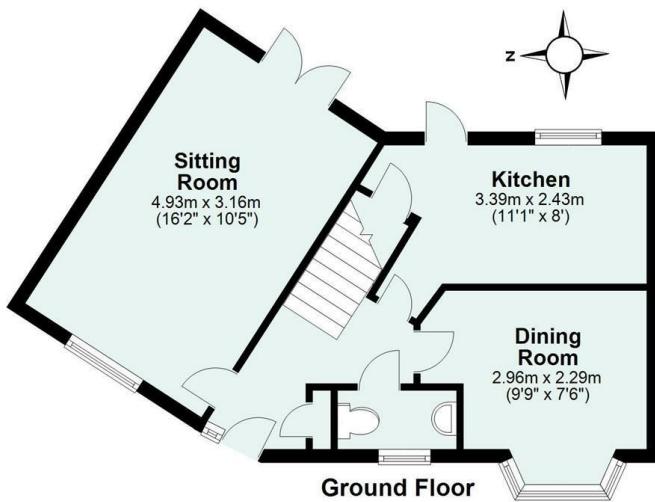
## Viewings

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Total area: approx. 84.0 sq. metres (903.8 sq. feet)