



**Connells**

Salway Close  
Cullompton



## Property Description

**GUIDE PRICE £220,000 - £230,000**

*Situated within the popular Salway Gardens development in Cullompton, this well-presented terraced home offers spacious accommodation throughout and benefits from having been reconfigured by the current owner from its original three bedroom layout to create two generous double bedrooms.*

*The ground floor comprises a spacious open plan living and dining room, with doors that open directly onto the rear garden, allowing plenty of natural light.*

*The kitchen is fitted with a range of wall and base units, offering ample storage and workspace alongside room for a selection of appliances. A further door provides convenient access to the garden. Upstairs, the property offers two impressive double bedrooms and a modern family bathroom. Bedroom two overlooks the rear garden and provides a spacious guest room, children's room or home office. The principal bedroom is particularly noteworthy, having been created from two of the original bedrooms. As a result, it offers a substantial amount of space, complemented by an extensive range of fitted wardrobes and storage cupboards, as well as two front-facing windows.*

*Externally, the property benefits from off-road parking to the front. The rear garden features patio seating areas, attractive planted borders and a sloping pathway leading to a rear gate. Beyond the gate is a pedestrian pathway, providing access to the property's single garage with up-and-over door.*

## Entrance Hall

Wall mounted radiator.

## Living Room/ Diner

Double glazed front aspect window, sliding door to rear, under stairs storage, fireplace with gas fire, two wall mounted radiators.

## Kitchen

Wall and base units, work surfaces, sink unit, oven, gas hob, boiler.

## Landing

Access to loft, airing cupboard.

## Bedroom 1

Two double glazed front aspect windows, large wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Shower Room

Double glazed rear aspect window, corner shower, low level toilet, wash hand basin, heated towel rail.

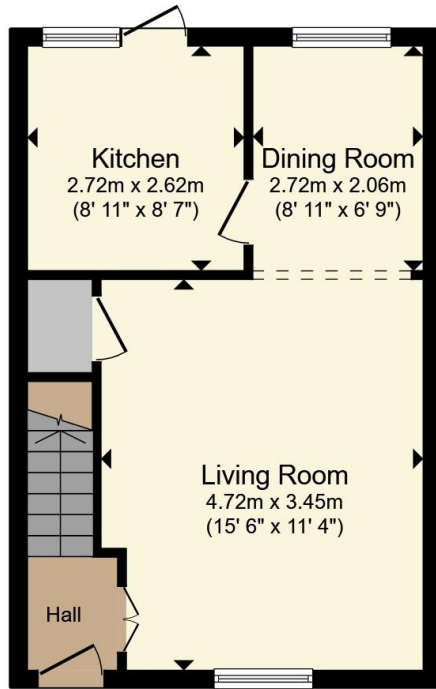
## Rear Garden

Patio garden on two levels.

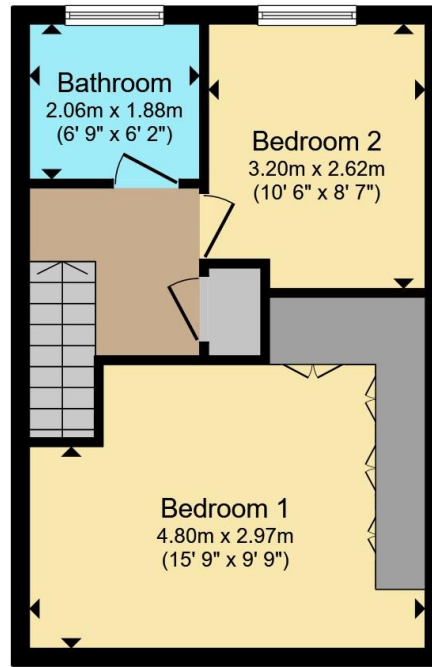
## Parking

Garage with up and over door, driveway parking.





**Ground Floor**



**First Floor**

Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: B

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Tenure: Freehold



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