



## Markarshe Kentisbeare, Cullompton, EX15 2BW

Guide Price £495,000

- Contemporary, well-presented accommodation
- Large walk in wardrobe in Bedroom 1, original en suite
- Separate dining room and sitting room
- Double glazing and Calor gas central heating
- Easy to maintain garden with hot tub and BBQ area
- 4 bedrooms, three doubles and a single
- Impressive kitchen/breakfast room
- Contemporary family shower room
- Utility room/gym, former hairdressing studio
- Single garage and parking

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Markarshe , Cullompton EX15 2BW

\*Watch the Seddons Video Tour\*

A well-appointed, spacious family home in the popular village of Kentisbeare, with excellent local amenities and quick access to the motorway and Tiverton Parkway Station, ideal for commuting to Exeter and Taunton.

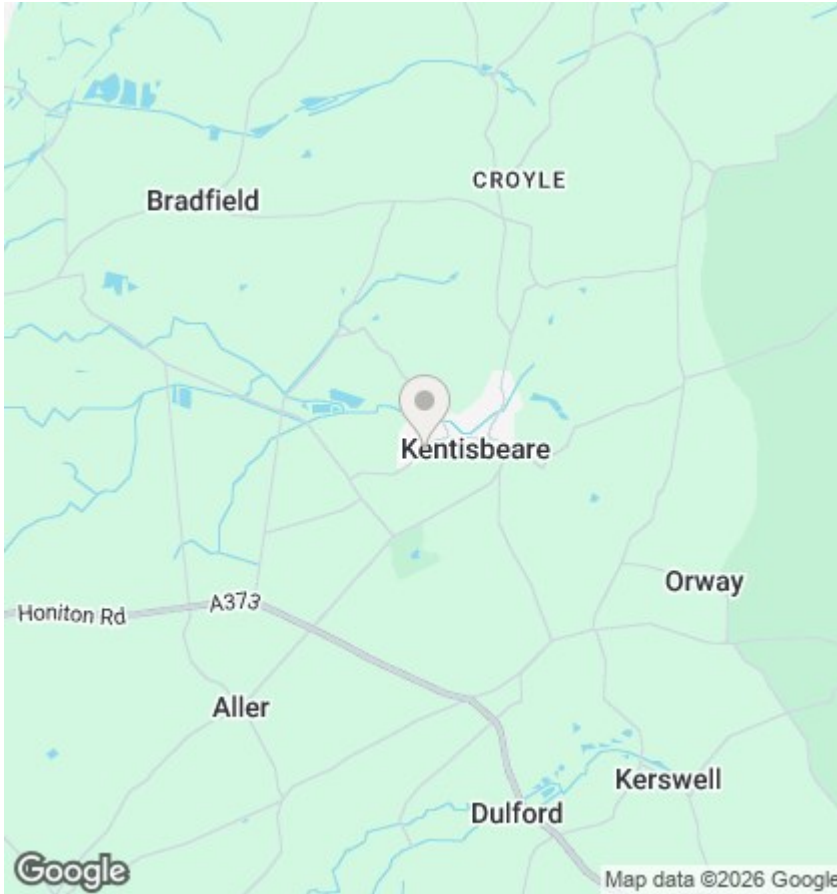


Council Tax Band: E



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## 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>		75	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	