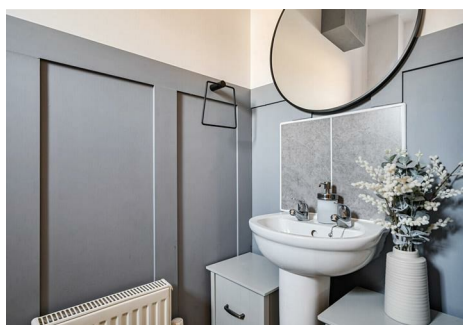




6 High Street, Cullompton, Devon, EX15 1AA

seddon's



39 Raleigh Drive, Cullompton, EX15 1FZ

Guide Price £225,000

- 2 bedrooms, one with laundry/dressing room
- Kitchen with integral oven, hob and extractor
- Contemporary bathroom with white suite
- Enclosed, easy to maintain garden
- Close to Tesco and the health centre
- Large sitting/dining room
- Downstairs cloakroom with white suite
- Gas central heating and uPVC double glazing
- Parking for two cars next to the house
- Exeter and Taunton 20-30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



39 Raleigh Drive, Cullompton EX15 1FZ

Watch the Seddons' Video Tour

A spacious, end link house with a private garden and ample parking, in a popular residential area with very quick access to the motorway and bus services, ideal for commuting locally and to Exeter.



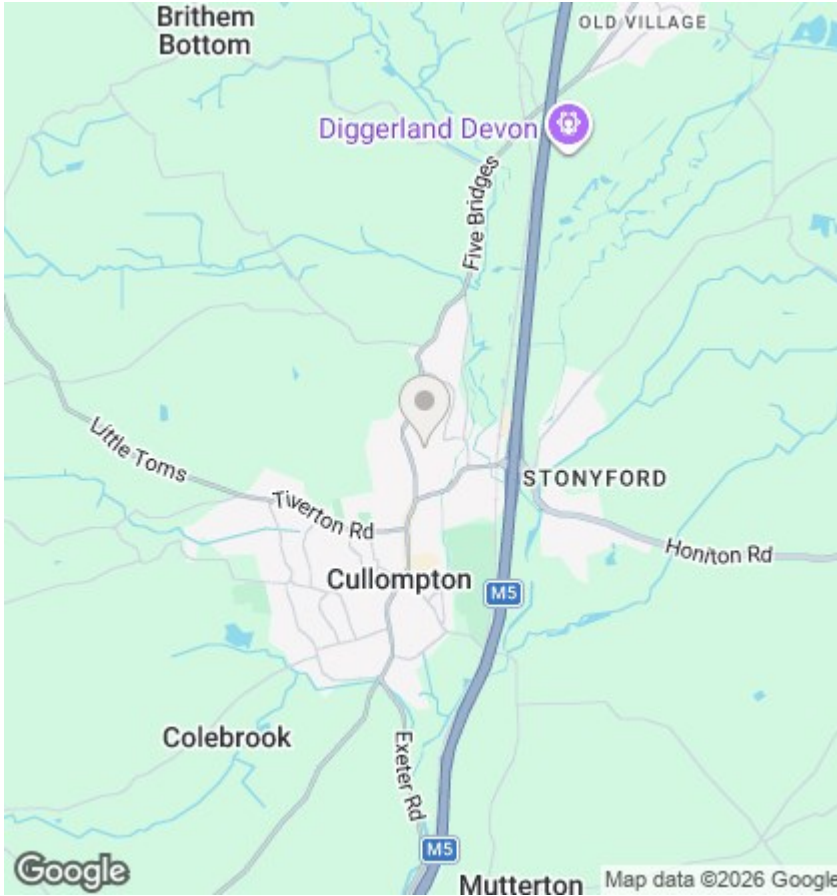
Council Tax Band: B



The downstairs has the advantage of a cloakroom off the hallway, with the kitchen opposite. This is fitted with cupboards in a light wood style with an integral gas hob, electric oven and extractor hood over as well as space and plumbing for appliances. The sitting/dining room is a good size, with stairs to the first floor to one side and patio doors to the landscaped garden.

Upstairs, the accommodation has been remodelled slightly in Bedroom 1 to provide a laundry and wardrobe in place of the original en suite shower room, but this could be readily converted back to a shower room, if preferred. Bedroom 2 is a large single room and the bathroom is fitted with a contemporary white suite, with a shower over the bath with glazed screen, and attractive tiling.

Outside, the rear garden has a lovely sunny aspect and has been attractively landscaped with a summer house/shed towards the far end. Beside the house, there is space for parking two cars and a shed beyond.



Directions

Viewings

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

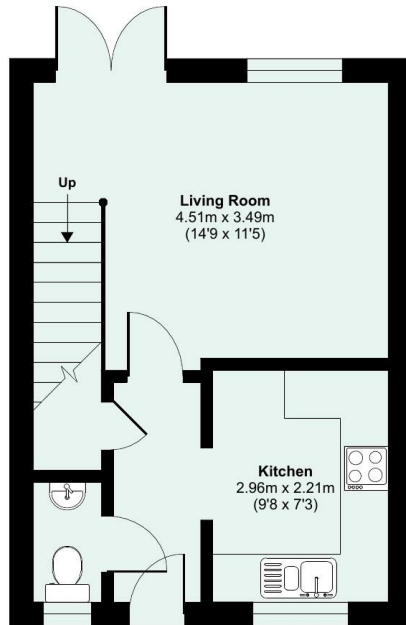
EPC Rating:

C

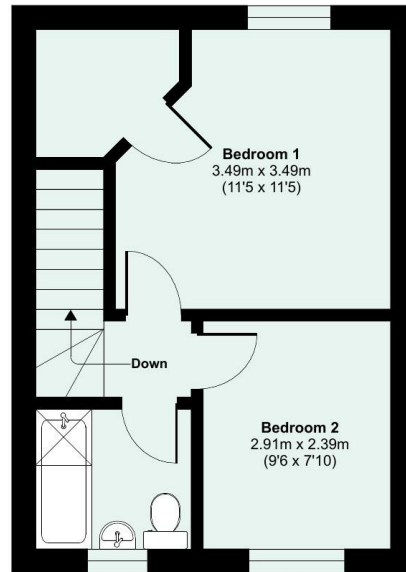
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1431837

