



23 Fir Close, Cullompton, EX15 2PZ
£255,000

Welden
Edwards
Supporting your every move

A beautifully presented three-double-bedroom home, featuring a superb rear garden, and a fully powered outbuilding ideal for a home office or hobby space. Situated within the highly sought-after Uffculme School catchment area.

Description

Upon entering the property, you are welcomed into a practical entrance hall, with the staircase rising directly ahead to the first floor. This inviting space creates a natural transition into the rest of the home while offering a warm first impression.

Positioned to the left is the beautifully presented living room, finished in a tasteful, neutral décor that enhances the bright and airy feel. Generously proportioned, this comfortable reception room provides ample space for both relaxing and entertaining family and friends. To the rear of the property is the spacious kitchen/dining room, spanning the full width of the home and offering an excellent social hub for everyday living.

There is plenty of space for a family-sized dining table, while the kitchen is fitted with an integrated eye-level oven, hob and extractor hood, alongside space and plumbing for a fridge freezer, washing machine and tumble dryer. Well connected to the living room, this practical and sociable space truly forms the heart of the home.

Ascending to the first floor, the generous landing provides access to all principal rooms. To the right is the stylish family bathroom, thoughtfully designed with a contemporary suite comprising a WC, wash hand basin, separate bath and independent shower, offering everything needed for modern family living. Further along the landing is Bedroom Three, a well-proportioned double room offering excellent versatility, whether used as a guest bedroom or home office. Integrated storage helps maximise the available floor space. Adjacent is Bedroom Two, another spacious double bedroom that also benefits from built-in storage. Unlike many comparable homes, this property offers genuine double bedrooms, providing excellent flexibility for growing families or those requiring additional space.

The final room on this floor is a charming landing room with stairs rising to the second floor. Beautifully presented, this additional space offers further storage potential while creating an attractive transition to the principal suite above.

The second floor opens into the stunning principal bedroom. Full of character, the room features a vaulted ceiling with a charming roof window that floods the space with natural light. Cleverly designed eaves storage makes excellent use of every inch of space, complemented by three integrated cupboards providing outstanding practicality without compromising on style.

The principal bedroom is further enhanced by a well-appointed en-suite shower room, complete with a WC, wash hand basin and shower enclosure. This private addition perfectly complements the luxurious feel of the suite and reflects the thoughtful design found throughout the property.

Outside, the property continues to impress. A hardstanding pathway provides easy access between the various outdoor spaces, while immediately outside the rear door is a substantial outbuilding with power, lighting, electric heating and sockets. This highly versatile building would make an excellent home office, gym, hobby room or workshop, while also offering superb storage.

The rear garden is a wonderful, level space, ideal for families, entertaining and outdoor dining. Whether enjoying summer barbecues, relaxing in the sunshine or providing children with room to play, the garden caters perfectly to modern lifestyles. In addition, the property benefits from a sizeable area of garden to the side, offering further flexibility and exciting potential for landscaping or a variety of recreational uses.

While the property does not have allocated parking, there is convenient on-street parking available nearby within this pleasant residential setting.

Council Tax, Services & Tenure

- Council Tax Band - B
- Freehold
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating

Please note that the neighbouring property does have right of way through the rear garden

Ofcom Broadband Speeds: Ultrafast 1000 Mbps
Ofcom Mobile Signal : EE Vodafone Likely - O2 Three Limited

Sales enquiries

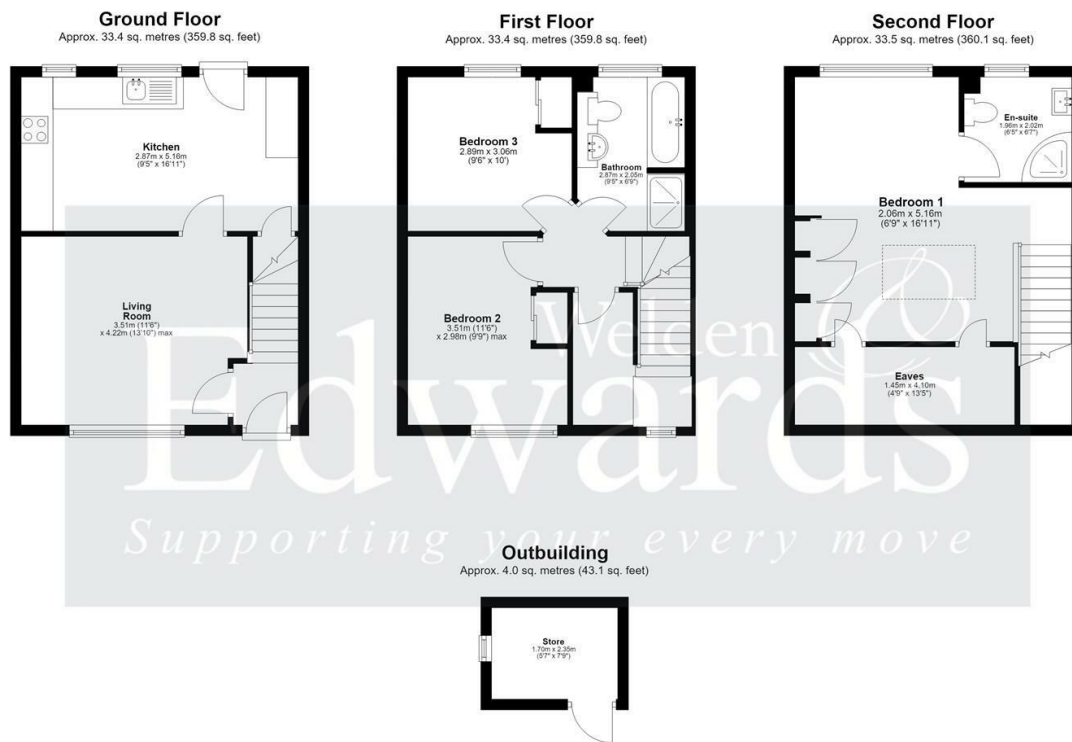
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

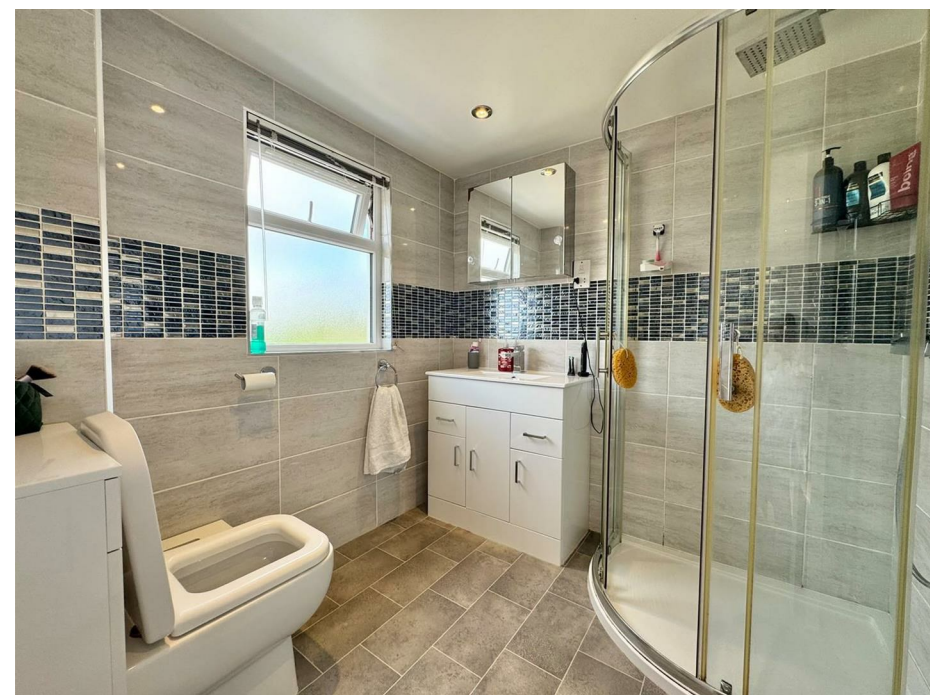


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 104.3 sq. metres (1122.8 sq. feet)

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



53 Bampton Street, Tiverton, Devon, EX16 6AL
Tel: 01884 257 997
sales@weldenedwards.co.uk

Welden
Edwards
Supporting your every move

