

Guide Price £165,000



Leatside Cottage 14 Duke Street, Cullompton, Devon, EX15 1DW

- No onward chain
- 2 double bedrooms
- Sitting room and separate dining room
- Double glazing and gas central heating
- Quick access to the motorway and regular buses
- Clean and tidy accommodation, requires updating
- Galley kitchen overlooking the garden
- Downstairs bathroom and separate WC
- Generous, private garden with patio and lawn
- Exeter and Taunton 25-35 minutes

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Leatside Cottage 14 Duke Street, Cullompton EX15

A characterful semi-detached cottage requiring updating with a south-westerly facing garden. Situated in a central position within walking distance of the town amenities. No onward chain.



Council Tax Band: B



LongDescription

This classic town cottage offers huge potential for those looking for a property to modernise and configure to their own personal taste, within easy walking distance of the sports centre, supermarket and town centre!

The accommodation could be reconfigured and there is good space with two reception rooms downstairs with a decent sized sitting room. The property is heated with gas central heating, with a back boiler behind the fire in the sitting room, and is double glazed throughout. Upstairs, there are two double bedrooms, with built in wardrobes.

Outside, there is a small forecourt by the porch, ideal for potted plants and a seat in the afternoon sun, and to the rear, a fantastic garden with a sunny, south-westerly facing patio, bordering the stream or leat. Wooden steps lead over this to a long area of fenced lawn.

Services: Mains electricity, water, drainage and gas

Tenure: Freehold

Council Tax: B

Local Authority: Mid Devon District Council

Cullompton has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary

schools, Cullompton Community College for secondary education, a contemporary health centre, leisure centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.

From the town, there are popular walks through the river meadows, adjoining the River Culm, and other routes along the town's leat, as well as country lanes closer to the property.

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 London Paddington (in 2 hours) 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 photos have been taken with a wide angle lens to show more of the rooms.



Directions

DIRECTIONS: Use sat nav and Leatside can be seen on the right as you proceed down Duke Street, towards the sports centre.

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

