



Culm Lea, Cullompton EX15 1NJ

welcome to

Culm Lea, Cullompton

A modern three bedroom semi-detached home situated in a cul-de-sac on the edge of Cullompton, offered with no onward chain. The property includes off road parking for two vehicles, rear garden, a bright sitting/dining Room, Conservatory, and a well-fitted Kitchen. Book to view!

Call Fox and Sons to arrange a viewing of this well presented three bedroom semi-detached home. Located in a cul-de-sac on the outskirts of Cullompton, offered to the market with no onward chain, off-road parking, and rear garden.

The front door opens into an entrance hall, with stairs rising to the first floor. The spacious lounge/dining room provides a generous dual-purpose living area.

Double doors lead into the conservatory which enjoys views over the garden. A sliding door from the dining area opens into the modern kitchen, fitted with a matching selection of wall and base units.

Upstairs, the first-floor landing includes an airing cupboard and access to all rooms. The bathroom has been fitted with a contemporary suite comprising a bath with shower over. There are two double bedrooms, both with built in wardrobes. The third room is a well sized single bedroom positioned at the front of the property.

Outside, the property is approached via a private driveway providing off road parking for two vehicles. The front garden is laid mainly to gravel for ease of maintenance and could offer additional parking if needed. A small lawn and low hedging provide an attractive finishing touch. The rear garden is fully enclosed, offering a private outdoor space ideal for families, pets, or those who enjoy gardening.

Entrance Hall

Radiator. Stairs up to first floor. Door to lounge. USB points.

Kitchen

Double glazed window to rear. Wall and base units with worktop on top. Gas hob, double eye level oven, extractor hood, partially tiled, 1 sink. Integrated dishwasher with room for a washing machine. Door through to car port. Understairs pantry. Spotlights.

Lounge

Double glazed window to front. Two radiators. TV point with space for dining table. Archway to kitchen, and double-glazed patio doors to the conservatory.

Conservatory

Power, light, and TV point. There are double glazed patio doors into the garden.





Landing

The landing on the first floor has a double-glazed window to the side with an airing cupboard, doors to all rooms, a loft hatch, and USB points.

Bedroom One

The main bedroom has a double-glazed window to the front, with a radiator, USB points, and a built-in wardrobe.

Bedroom Two

The second bedroom has a double-glazed window to the rear, with a radiator, USB points, and a built-in wardrobe.

Bedroom Three

The third bedroom has a double-glazed window to the front, with a radiator and USB points.

Bathroom

The bathroom has a double-glazed window to the rear. Has a wash hand basin, WC, heated towel rail, a bath with an electric shower over, and shaver points. Partially tiled.



Front Garden

The front garden has slate chipping, an area laid to lawn, and a stone area. Also has a driveway with a dropped kerb.

Rear Garden

The rear garden is 3 steps down from the conservatory, and is laid to lawn outside the shed. Patio area with space for seating, raised beds, and an outside tap. There is access to the front of the property at the side.

Parking

One parking space on the driveway with a dropped kerb, and a charging port with outside power.



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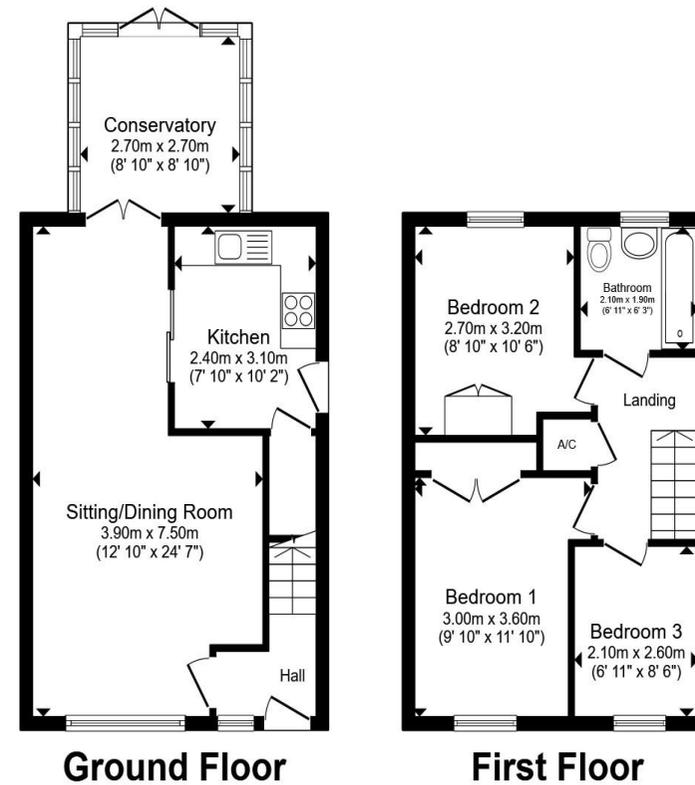
Culm Lea, Cullompton

- Semi Detached House
- Modern Kitchen
- Lounge/ Diner
- Conservatory
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Total floor area 79.8 m² (859 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



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TVT106094 - 0002

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