



**Bolealler Cottage, Cullompton EX15 1RJ**

**welcome to**

## **Bolealler Cottage, Cullompton**

A semi-detached cottage set in a semi-rural position on the edge of Cullompton. In need of modernisation and sold as seen, the property includes two bedrooms, three reception rooms, a bathroom, wood burner and Rayburn. Outside there is a garden, storage sheds and an additional plot of land.

This charming semi-detached cottage offers fantastic potential and is available with NO ONWARD CHAIN. Set on the edge of Cullompton in a semi-rural location, the property is in need of modernisation throughout and is being sold as seen, making it an excellent renovation project.

Inside, the cottage features two bedrooms, a bathroom, and three reception rooms. The property has a wood burner and Rayburn. Externally, the property benefits from a front garden which is lawned. There are two outbuildings and an additional plot of land.

### **Entrance Hall**

Doors to lounge, bathroom, and kitchen. Stairs up to first floor. Has a radiator and understairs cupboard.

### **Kitchen**

Two DG windows to front. Door to conservatory. Wall and base units, with one stainless steel sink and drainer, space for cooker, washing machine, and fridge. Radiator. Partially tiled.

### **Lounge**

Two SG windows to the front, and SG window to the side. Features a wood burner, a TV point, and a radiator. There are also paddle stairs up to the attic room.

### **Reception Room Three**

SG window to the side. Has a radiator. Walkway through to reception room four.

### **Reception Room Four**

Features a Velux skylight.

### **Conservatory**

Door through to reception room four. Features a radiator, and the boiler. The conservatory is SG.

### **Landing**

DG window to the rear.

### **Bedroom One**

DG window to the side, and DG window to the rear. Features built in wardrobes and a radiator.

### **Bedroom Two**

DG window to the front. Features a built wardrobe, an airing cupboard, a radiator, and a wash hand basin with a cabinet. Partially tiled.





### **Bathroom**

DG window to the front. Features a WC, a wash hand basin, a walk-in shower, and a radiator. Partially tiled.

### **Attic Room**

Two Velux skylights to the side. Features a radiator and exposed beams.

### **Front Garden**

The front garden features a patio area and steps up to an area laid to lawn, trees, and hedging. Also an outside tap, an outside shed, and a pond.

### **Rear Garden**

The rear garden is laid to lawn with trees and hedging. Also has two sheds, a greenhouse, and an oil tank. Beyond this area, is an additional plot of land which could be used for a variety of purposes.

### **Agents Note**

Waste from the property is served by private drainage. Please conduct your own searches and contact the branch for more details'



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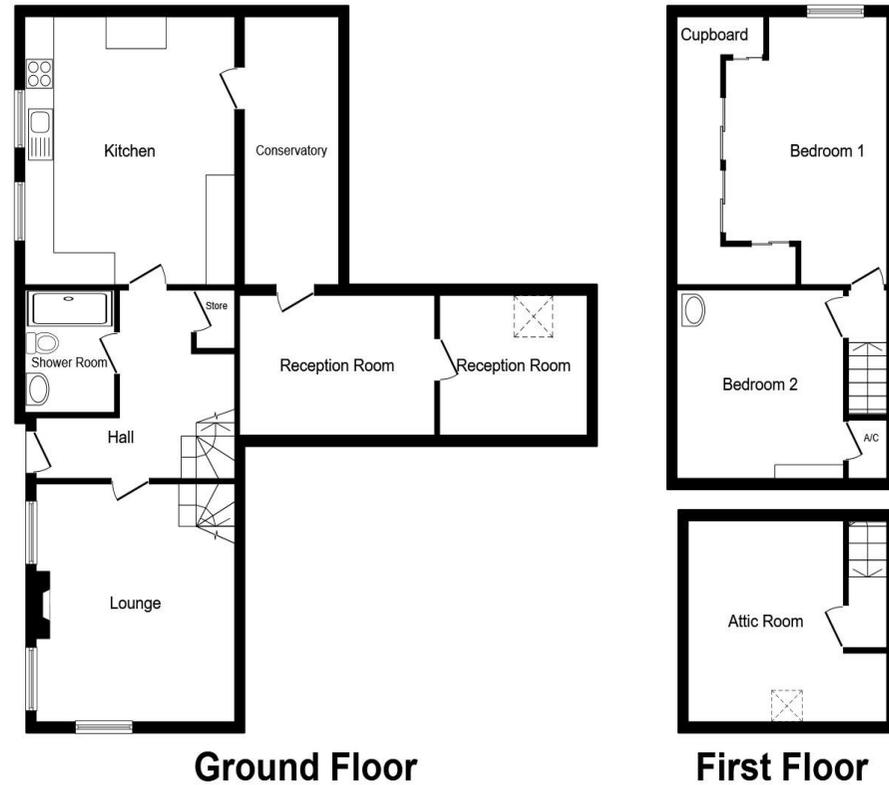
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## Bolealler Cottage, Cullompton

- Semi Detached Cottage
- Two Bedrooms
- Three Receptions
- NO ONWARD CHAIN
- Sold as seen

Tenure: Freehold  
EPC Rating: Awaited  
Council Tax Band: C

**£275,000**



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](http://www.propertybox.io)

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