

14 Exeter Hill
Cullompton, Devon, EX15 1DJ

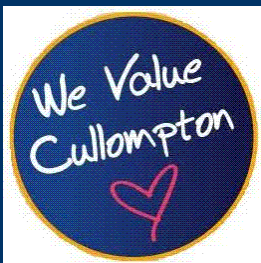
**WILKIE MAY
& TUCKWOOD**

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**WILKIE MAY
& TUCKWOOD**

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

Council Tax Banding: B

Energy Rating: D

14 Exeter Hill

Cullompton | Devon | EX15 1DJ

GUIDE PRICE: £120,000-£130,000

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

DIRECTIONS: From our high street office continue in the Exeter direction, passing through the town centre. Pass the library on the right hand side and as you just start to drop down the over Exeter Hill the property can be seen on the right hand side.

ACCOMMODATION:

LOUNGE/DINER: 23'7 X 11'2 (maximum measurements)

KITCHEN: 15'0 X 6'3

UTILITY SPACE/ROOM 10'6 X 4'8

DOWNSTAIRS BATHROOM

BEDROOM ONE; 11'6 X 10'8

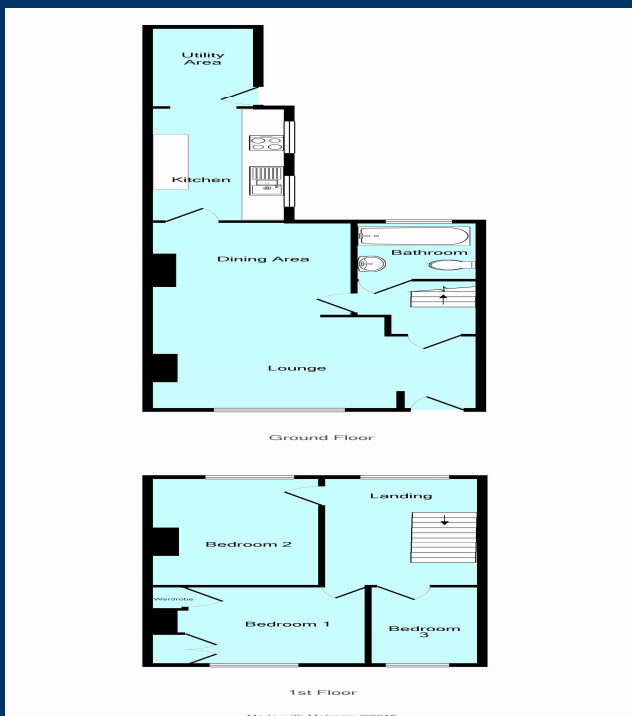
BEDROOM TWO: 13'9 X 9'5

BEDROOM THREE 10'5 X 5'3

OUTSIDE: Enclosed rear yard space.

DESCRIPTION: Excellent buy to let or First Time Buy, this three bedroom house is fantastic value for money. The accommodation on offer is as follows: a large lounge/diner with extended 'galley' style kitchen and separate utility to the rear. Rear door/windows giving access and overlooking small outside back yard area. Downstairs bathroom. To the first floor there are two generous double bedrooms and one single. The property benefits from double glazing (majority) and gas central heating. Available with tenants in situ or vacant possession.

SITUATION: The popular market town of Cullompton offers a good selection of local amenities including Tesco and Aldi supermarket, health and leisure centres, both junior and senior schools and the award-winning Padbrook Golf Club. With junction 28 of the M5 motorway close by, Cullompton has prominent commuter links with the Cathedral City of Exeter and the Somerset town of Taunton. Approximately 5 miles north of town is the main line railway station of Tiverton Parkway.



Spacious and well proportioned—this three bedroom home offers excellent value for money. Including two generous sized double bedrooms. Available with tenants in situ or on vacant possession.