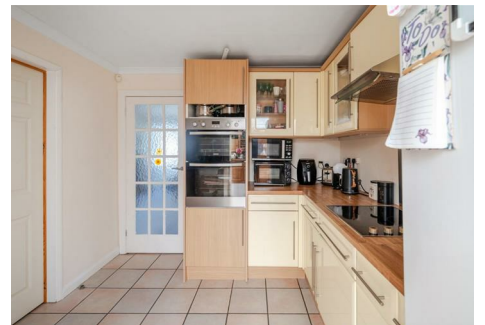


Asking Price £220,000



6 Manor Close, Kentisbeare, Cullompton, Devon, EX15 2BG

- 3 bedrooms, two doubles and a single
- Modern kitchen with double oven
- Conservatory extension with blinds
- Parking and garage
- A short walk from the village centre
- Sitting/dining room
- Family shower room with white suite
- Downstairs cloakroom
- Paved rear garden with sunny aspect
- Primary school, pub, shop/post office, church, village hall

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Kentisbeare, Devon EX15 2BG

Watch the Video Tour Requiring updating - a semi-detached house, offering comfortable, family accommodation in the popular village of Kentisbeare, with excellent local amenities. Within the Uffculme School catchment and quick access to the M5, perfect for commuting.



Council Tax Band: C



LongDescription

This house has been a well-loved home and offers comfortable accommodation, yet is now ready for its next chapter and updating, especially outside. It would ideally suit a couple or young family, keen on DIY and perhaps with some friends in the trades.

The kitchen is fitted in a light cream and wood style and benefits from an integral, eye level double oven and a hob, with extractor hood over. Beyond, the conservatory offers useful additional living space but really needs replacing.

Upstairs, the landing has an airing cupboard and there are three bedrooms and a modern shower room.

On approach to the house, there is an easy to maintain garden, with gravel, and to the side, driveway parking in front of the garage. The rear garden has been paved for ease of maintenance and steps down give access to the rear of the garage.

The outside of the property requires full redecoration and internally, redecoration and new carpets and flooring. Remedial works may be necessary all round.

Services: Mains water, electricity and drainage.

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council

Kentisbeare has a full range of local amenities. These include a popular primary school, which is a feeder school for the Ofsted rated, 'Good' and 'Outstanding' across all areas Uffculme School, a post office/store, local pub, 'The Wyndham Arms', a church and village hall.

The M5 motorway and Exeter, Honiton and Taunton all lie within easy reach, ideal for commuting. Rail links to London, Bristol and beyond are close by.

Cullompton/Junction 28 M5 c. 3 miles

Exeter c.17 miles

Honiton c. 8 miles

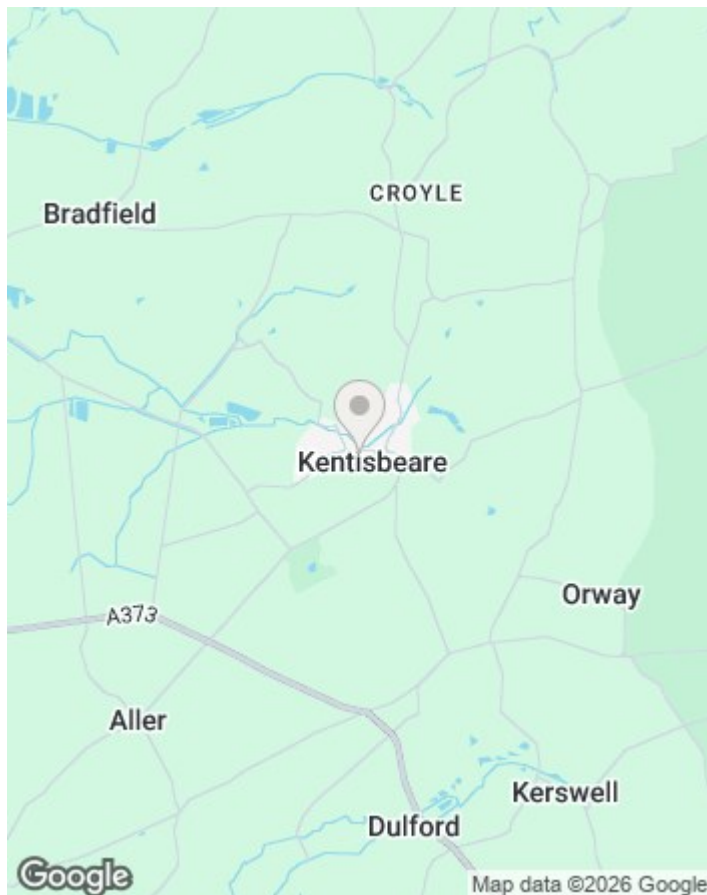
Taunton c. 22 miles

Tiverton c. 14 miles

Tiverton Parkway Station c. 8 miles

Exeter Airport c.16 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS:

Viewings

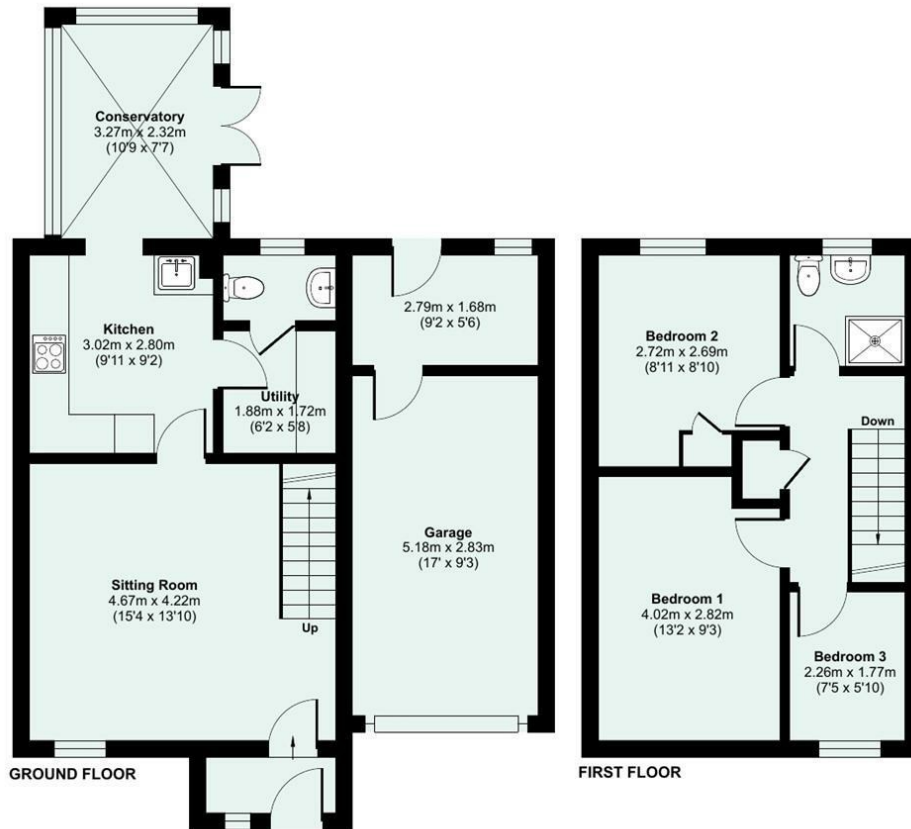
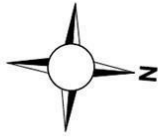
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 854 sq ft / 79.3 sq m
Garage = 214 sq ft / 19.8 sq m
Total = 1068 sq ft / 99.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1358184



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