



Cambridge Way, Cullompton, EX15 1GQ


fox & sons

welcome to

Cambridge Way, Cullompton

BOOK to view this ground floor two bedroom apartment which is offered to the market with NO ONWARD CHAIN. Open plan kitchen/living/dining space with doors to the rear enclosed garden. Two bedrooms and family bathroom. Rear enclosed garden and off road parking.

This spacious two bedroom ground floor apartment is located in Cullompton. On entering the accommodation is a hallway which leads to all rooms, the living quarters are to the right and the sleeping quarters to the left.

The open plan living space is triple aspect and flows seamlessly from the kitchen/dining space into the living room. Patio doors provide to the rear enclosed garden. There are two bedrooms and a family bathroom.

Externally, the apartment benefits from a private enclosed rear garden and an allocated parking space which is at the rear of the property. NO ONWARD CHAIN.

Hall

The hallway has doors to all rooms, a radiator, and a telephone point.

Kitchen

9' 11" Max x 12' 10" Max (3.02m Max x 3.91m Max)

The open plan kitchen/diner/lounge has two double-glazed windows to the front, with wall and base units, a gas hob and oven with an extractor hood, a one bowl sink and drainer, space for a washing machine, an integrated fridge/freezer, with a radiator, and a wall-hung boiler. It is partially tiled.

Lounge

13' 2" Max x 11' 4" (4.01m Max x 3.45m)

The lounge portion of the open plan kitchen/diner/lounge has a radiator, patio doors into the garden, a storage cupboard, and TV and telephone points.





Bedroom One

10' 2" Max x 12' 2" Max (3.10m Max x 3.71m Max)
Bedroom One has a double-glazed window to the rear, with a radiator, and TV & telephone points.

Bedroom Two

10' 1" Max x 10' 7" Max (3.07m Max x 3.23m Max)
Bedroom Two has a double-glazed window to the front, and a radiator.

Bathroom

Features a double-glazed window to the rear, with a radiator, a W.C, a wash hand basin, a bath with shower over, an extractor fan, shaver points, and is partially tiled.

Rear Garden

The rear garden has an outside shed, a patio, stone chipping, and there is rear access via a gate.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note there are solar panels.



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welcome to

Cambridge Way, Cullompton

- Ground Floor Apartment
- Open Plan Kitchen/Dining/Living Room
- Two Bedrooms
- Allocated Parking & Rear Garden
- NO ONWARD CHAIN

Tenure: Leasehold

EPC Rating: A

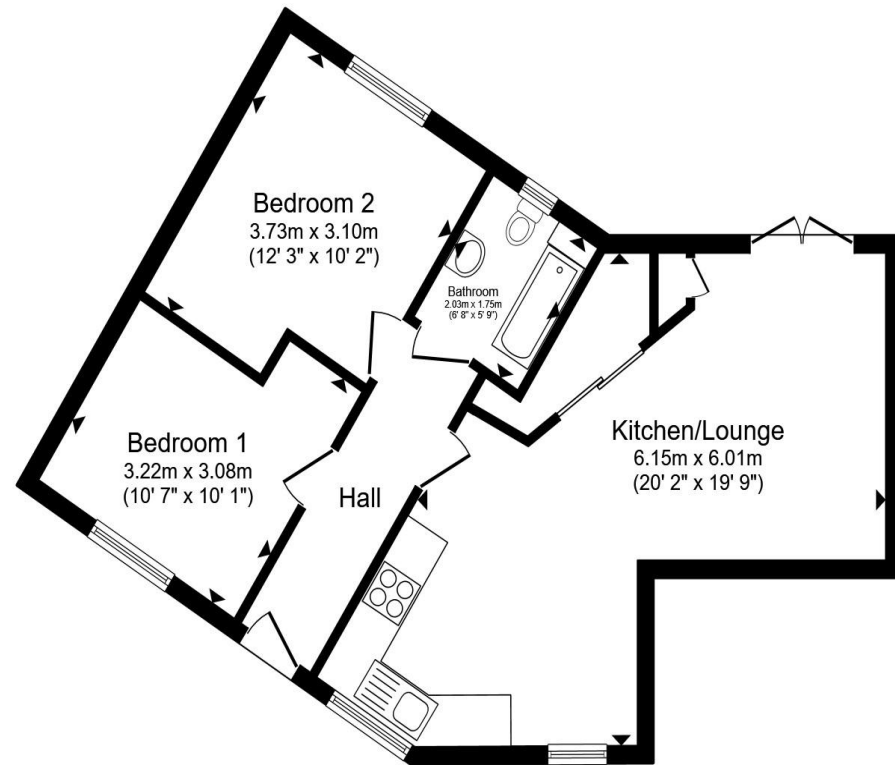
Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Total floor area 53.3 m² (574 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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Property Ref:
TVT106247 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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