

Guide Price £277,500



42 Elizabeth Road, Cullompton, EX15 1ZE

- Spacious sitting room
- Downstairs cloakroom & entrance lobby
- En-suite to main bedroom & family bathroom
- Driveway parking adjacent to the house
- Quiet residential area on the edge of the town
- Kitchen/dining room with French doors to the garden
- Three well proportioned bedrooms
- Enclosed rear lawned garden
- Gas central heating & double glazing

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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Built in 2023 and finished to a high standard, this three bedroom family home is situated in a quiet position with easy access to Exeter. Driveway parking for two vehicles and rear garden. No onward chain.

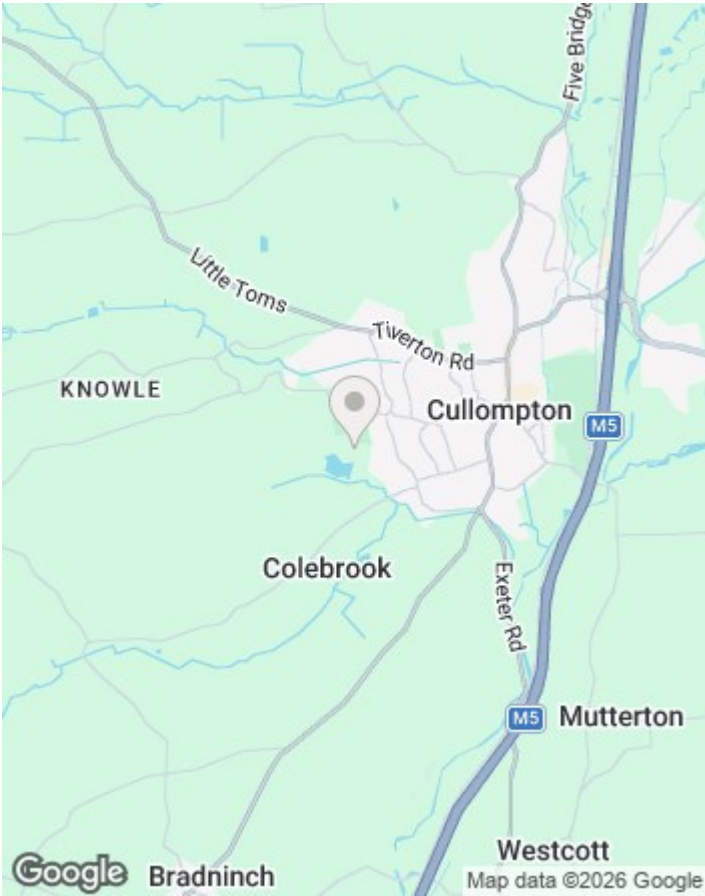


Council Tax Band: C



Situated on the edge of Cullompton and built by Taylor Wimpey in 2023, this beautifully presented semi detached home offers spacious accommodation. Downstairs offers a light and generous sitting room with entrance lobby. At the rear is an open plan kitchen/dining room with French doors leading out to the garden. Downstairs cloakroom. Upstairs there are two double bedrooms with en-suite to the principal bedroom, third single bedroom and family bathroom. Outside is a level garden with lawn and patio. Driveway parking for two vehicles. Services: Mains electricity, gas, water and drainage. Tenure: Freehold. Council Tax: Band C Local Authority - Mid Devon District Council. Estate Management Charge: £257.74 per annum, payable to Remus to maintain the communal areas of the development. Seddons recommend that the details are checked with your solicitor. Cullompton has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and

'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities. From the property, there are popular walks through country lanes, one leading to the Rugby Club! Cullompton is ideally placed for commuting, with quick access to Exeter via J28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. The 'Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport. Exeter c.14 miles Taunton c. 23 miles Tiverton c. 7 miles Tiverton Parkway Station c. 6 miles Honiton c. 11 miles Please see the floor plan for the dimensions. The photos have been taken with a wide angle lens to show more of the rooms.



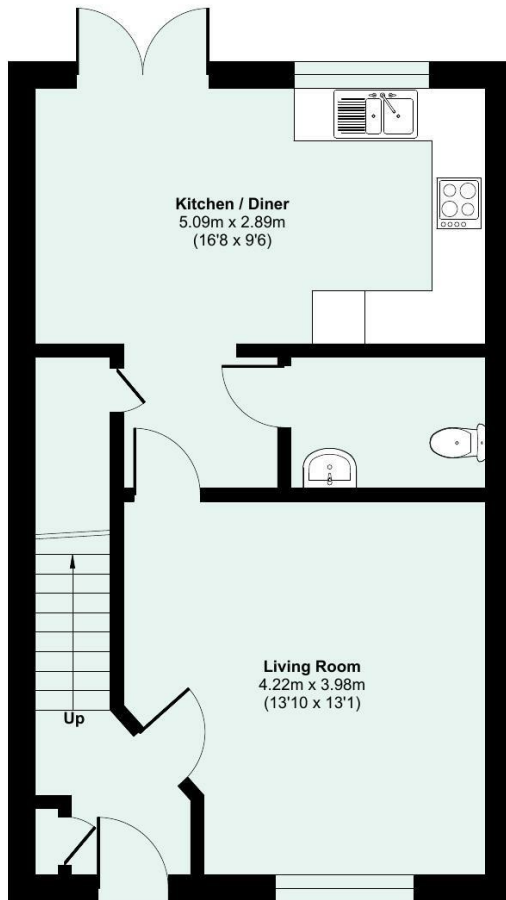
Directions

Viewings

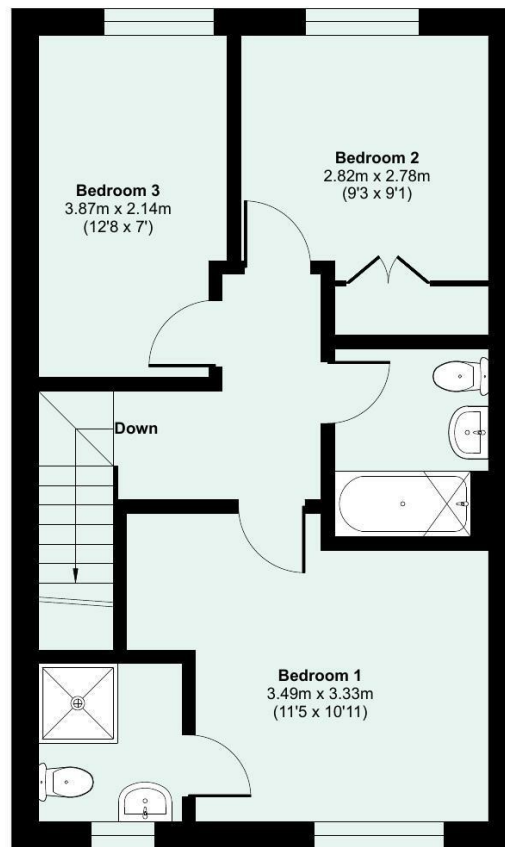
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



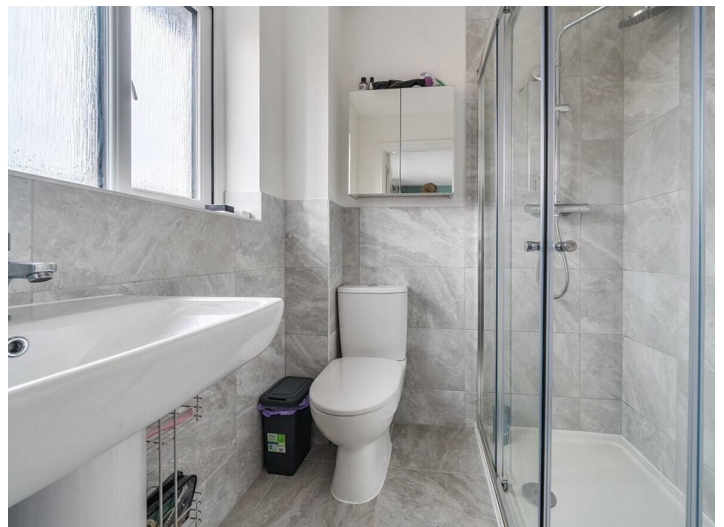
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1512953



Approximate Area = 974 sq ft / 90.4 sq m
For identification only - Not to scale



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