

Guide Price £140,000



13 Exeter Hill, Cullompton, Devon, EX15 1DJ

- Convenient town centre location
- Two double bedrooms
- Fitted kitchen
- Useful outbuilding
- Supermarkets, & amenities on the doorstep
- Two separate reception rooms
- Downstairs shower room
- Level rear garden with rear access
- Gas central heating & double glazing throughout
- Bus connections to Exeter & Tiverton close by

13 Exeter Hill, Devon EX15 1DJ

A characterful and well maintained town centre cottage with two double bedrooms, two reception rooms and an enclosed rear garden. No onward chain.



Council Tax Band: A



This mid terraced cottage is conveniently positioned for access to public transport to Exeter and Tiverton and is within easy walking distance of the amenities within Cullompton Town Centre. The property briefly comprises of two reception rooms, including a separate sitting room and dining room with a fitted kitchen and shower room downstairs. Upstairs there are two double bedrooms. Outside, to the rear of the property there is an enclosed level paved garden area with a useful outbuilding and path with rear access gate (which is shared with the neighbour). The property benefits from gas central heating and uPVC double glazing throughout. Please note there is no parking with the property. On street parking is available a short walk away on a first come first serve basis.

Services: Mains gas, electricity, water & drainage
Council Tax: Band A
Local Authority: Mid Devon District Council
Tenure: Freehold

The property is situated in the centre of Cullompton, close to Aldi supermarket, a short step from local shops, including 'Veyseys', an award-winning butcher's; take-aways and popular cafes including, 'The Lime Tree', 'The Bakehouse' and 'Nosh'. Mini markets, Tesco, Aldi and Home Bargains supermarkets are all within easy reach. 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 town, there are popular walks along the town leat, through the meadows beside the River Culm and along surrounding 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 Station (London Paddington in 2 hours) and Honiton Station to London Waterloo. The 'Megabus 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



Directions

From our offices in the High Street of Cullompton, proceed to the right through Fore Street and down Exeter Hill where number 13 can be seen on the left, with a Seddons' board displayed.

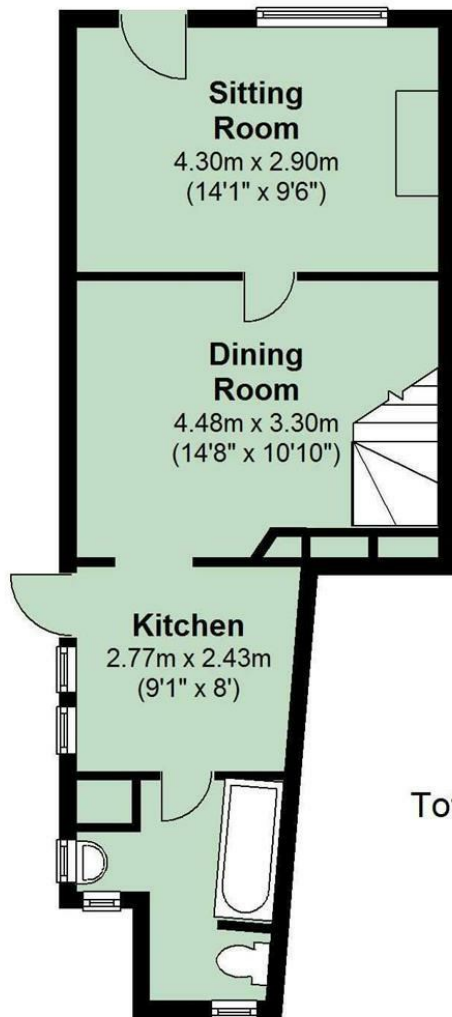
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

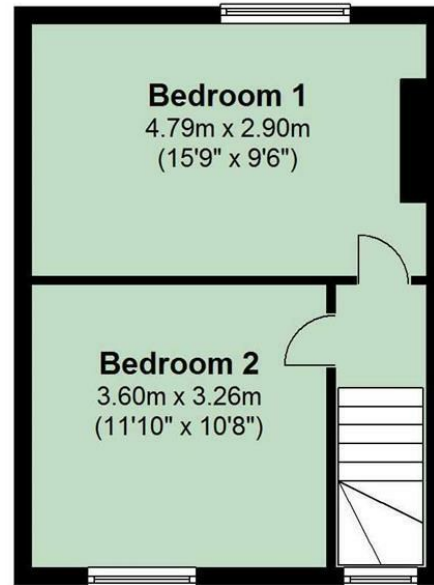
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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



13 Exeter Hill, Cullompton
Total area: approx. 63.7 sq. metres
(685.8 sq. feet)

