



Dobbins



Dobbins

Westcott, Cullompton, EX15 1SB

Cullompton Town Centre/M5 (J28) 3 Miles | Tiverton Parkway/M5 (J27)
9 Miles | Exeter 10 Miles

A well-presented barn conversion tucked away
in a rural yet convenient location, offered to the
market with no onward chain.

- Barn Conversion
- Two Bathrooms
- No Onward Chain
- Well Presented Home
- Council Tax Band D
- Three/Four Bedrooms
- Large Open Plan Living Area
- Off Street Parking
- M5 (J28) 3 Miles
- Freehold

Guide Price £400,000

DESCRIPTION

Dobbins is an attractive barn conversion with a large open plan living area as the focal point of the downstairs space, this is used as a sitting room/dining room with a large kitchen and separate utility. There is also an additional downstairs room with an adjoining w/c which would make a superb fourth bedroom.

Upstairs the property is served by three generous bedrooms, family bathroom and en suite to the main, which has been recently modernised. Outside the property benefits from off street parking with two allocated parking spaces to the front of the property, coupled with a visitors car park, to the side is a private patio area, perfect for seating or additional outside space and a good-sized garden which is separated from the property, offering stunning views and a scenic setting with the neighbouring fields currently housing Highland Cows, Red and Fallow Deer. All in easy reach of amenities, whilst enjoying the countryside lifestyle.

SERVICES

Mains Electricity & Water. Drainage via shared sewerage treatment plant. Oil Fired Central Heating.

Ofcom predicted broadband services – Standard Available.

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 & Vodafone. Internal: Vodafone, Three & EE (variable).

Local Authority: Mid Devon District Council.

DIRECTIONS

Google Drop Pin: <https://maps.app.goo.gl/AyEkag686UFboQAc9>

What3Words: ///refills.veto.parent





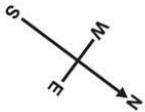
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



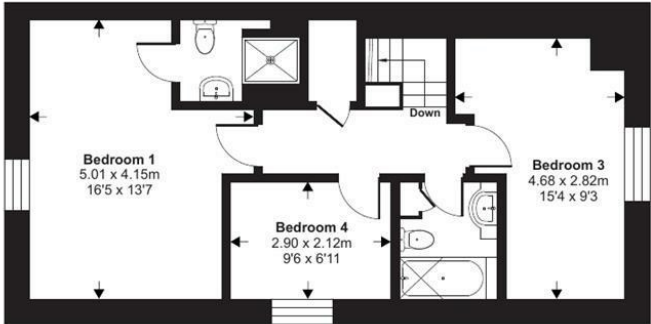
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

19 Bampton Street, Tiverton,
Devon, EX16 6AA

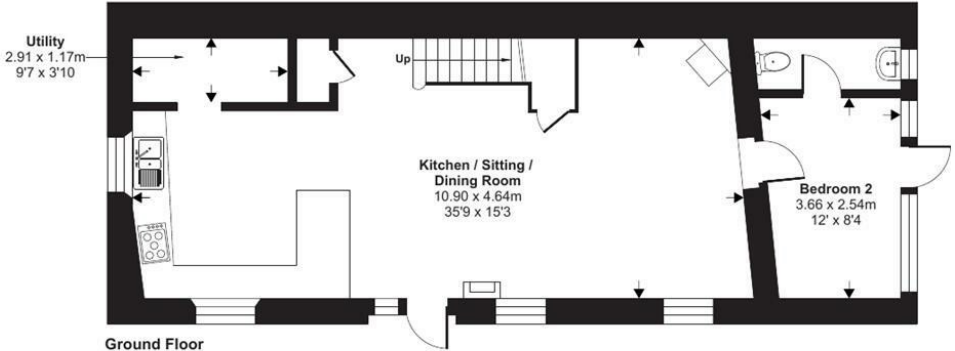
tiverton@stags.co.uk
01884 235705



Approximate Area = 1270 sq ft / 117.9 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1442647



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