

STAGS

Dobbins

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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













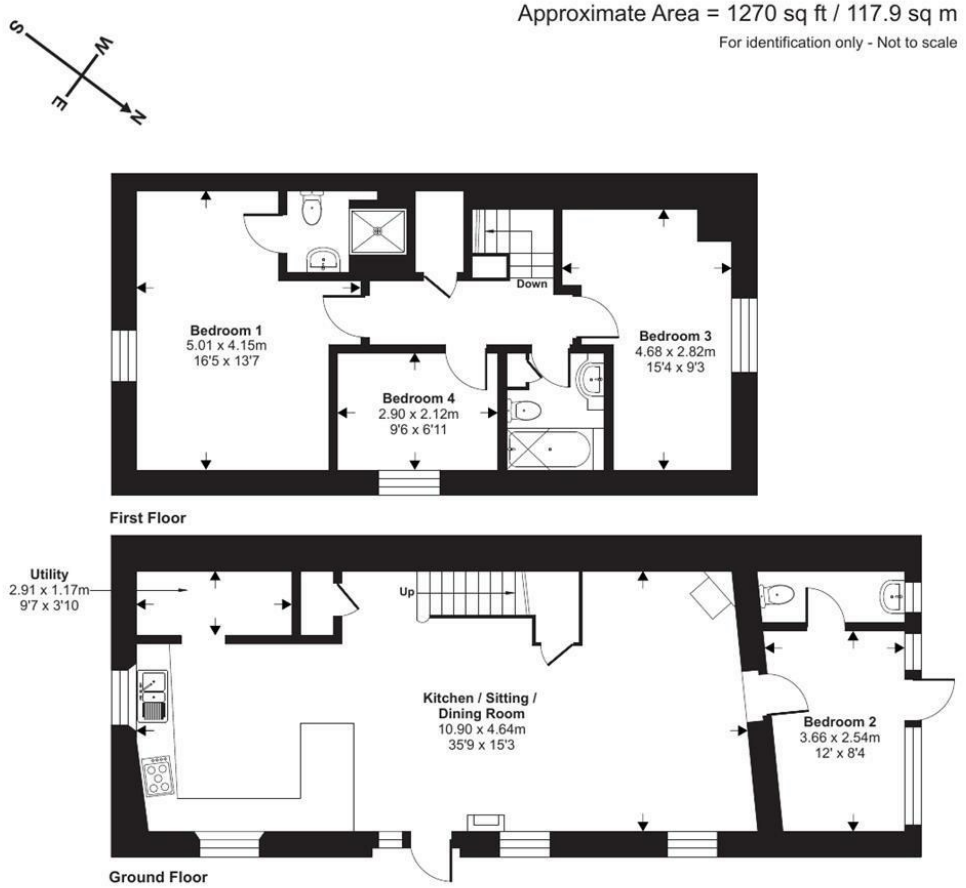




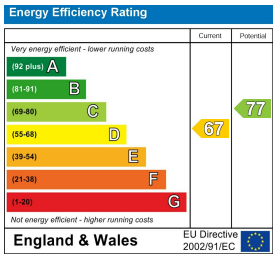


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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