STAGS



3 Earland Rise

3, Earland Rise, Culmstock, Cullompton, EX15 3FY







M5 (J27) 5 miles, Wellington 6.5 miles, Taunton 14 miles

A spacious high specification modern 3 bedroom single storey detached property in a popular village location

- Modern Single Storey Dwelling
- 3 Bedrooms, 1 with En-suite
- Open Plan Living
- Utility and Cloakroom
- Garden
- Garage and Parking
- Freehold
- Council Tax Band D

Guide Price £480,000

SITUATION

3 Earland Rise is situated on the edge of the highly popular village, of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme School. Offering a range of day to day facilities including public house/restaurant, church, village stores/cafe but for a greater selection the nearby village of Hemyock is within 2.5 miles with its doctors surgery and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

DESCRIPTION

A beautifully presented and well-appointed detached modern home, constructed six years ago to a high specification. The accommodation consists of a good size open plan sitting/kitchen/dining room, with doors opening to the garden, utility, cloakroom, three bedrooms, one with en suite shower room and a family bathroom, with the added benefit of underfloor heating throughout. Outside is a pretty garden and a single garage. Internal inspection is highly recommended.

ACCOMMODATION

From the covered porch with half glazed front door into a generous hallway with oak panel doors leading to all rooms. At the back of the property is the open plan living space. The sitting area with doors opening onto the patio and garden with a window to the side. The kitchen/dining area with a set of doors onto the patio making it an easy space for entertaining, modern white handleless gloss wall and base units with worksurfaces over, single drainer sink unit, integrated NEFF appliances, hob with extractor over, built in double oven, integrated dishwasher and window to the side. Utility with wall and base units and work surface over, single drainer sink unit, space and plumbing for washing machine and tumble dryer, integrated fridge freezer and door to the side. In the hallway is an airing cupboard, cloakroom with low level WC and wash hand basin. Bedroom 1 is a double aspect room with windows to the front and side, fitted wardrobes and drawers, en-suite with shower cubicle, low level WC, vanity unit wash hand basin with tiled splash back, illuminated mirror and towel rail. Bedroom 2 with window to the front aspect. Bathroom with large shower cubicle, panelled bath, low level WC, vanity unit wash hand basin with mirror over, tiled surround and towel rail. Bedroom 3 with window to the side.

OUTSIDE

The pretty rear garden is mainly laid to lawn with flower and shrub borders and a patio area, providing space for alfresco dining. The garden is enclosed by fencing and offers access to the garage, a pedestrian gate to the front and level side access. To the front is a single garage with an electric door, a block-paved driveway providing parking, and a small garden bordered by hedging. Steps lead to the covered porch.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

SERVICES

Mains water, drainage and electricity. Air source heat pump for underfloor heating which makes the property very economical to run. Communal estate charges apply please contact office for details. This property has the benefit of superfast broadband (Ofcom), Mobile coverage inside and outside with EE, Three, O2, and Vodafone (Ofcom).

DIRECTIONS

From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when in the village turn left into Hunters Hill at the sharp right hand bend with the primary school on your left. Continue up the hill and take the fourth turning right into Great Meadow. Follow the road round into Earland Rise and the property can be found on the left.











Approximate Gross Internal Area = 105.6 sq m / 1136 sq ft

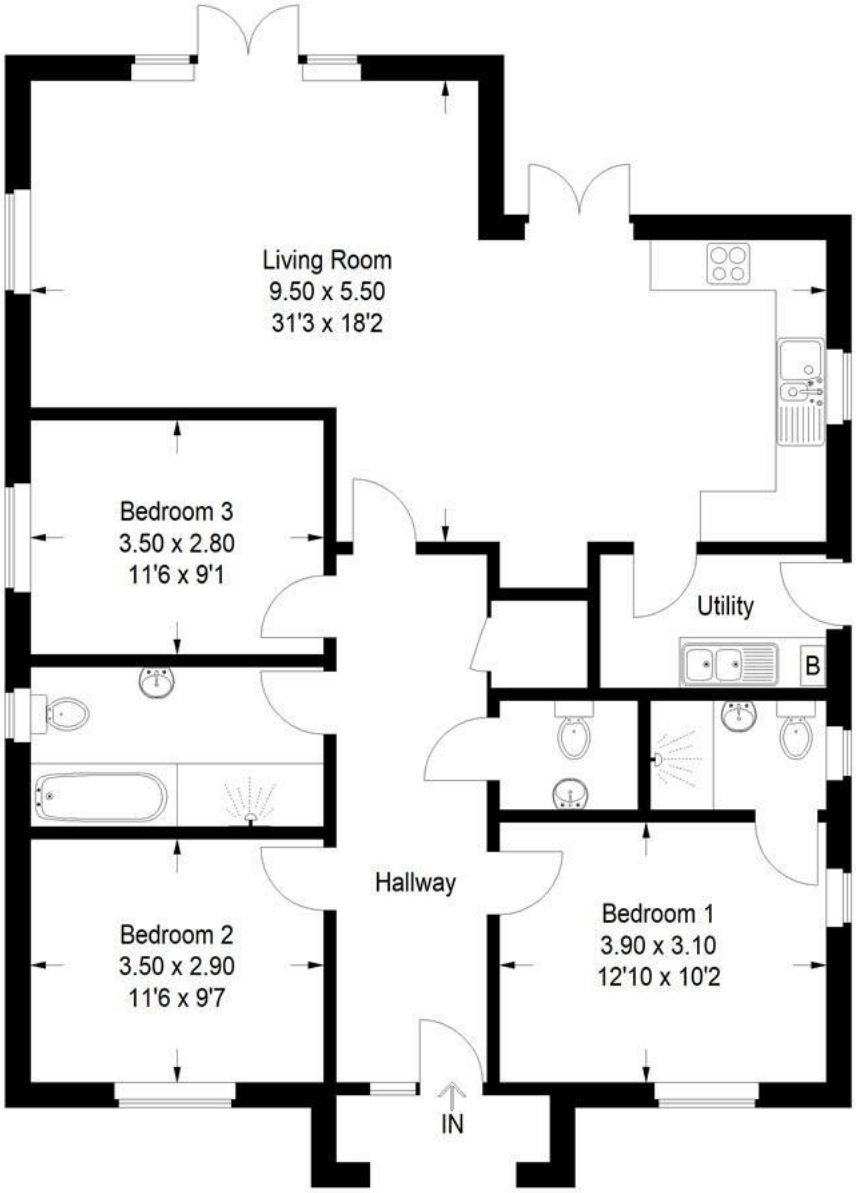
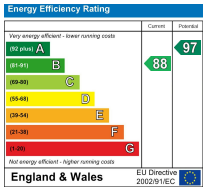


Illustration for identification purposes only,
measurements are approximate, not to scale.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 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.

STAGS



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