Guide Price £285,000

seddons









31 Higher Street, Cullompton, Devon, EX15 1AJ

- Beautifully presented, spacious accommodation
- 3 double bedrooms, potential downstairs Bed 4
- Large sitting room/Bedroom 4
- Downstairs cloakroom, utility room
- Gas central heating & uPVC double glazing
- Significantly updated in 2022, including new roof
- 2 generous reception rooms
- Contemporary kitchen, integrated appliances
- Family shower room, separate WC
- Loft with 'Velux' window

31 Higher Street, Devon EX15 1AJ

Watch the Seddons Video Tour

A fully refurbished and substantial family home in a convenient location, within easy reach of local amenities and quick access to bus services and the motorway, ideal for commuting to Exeter, Taunton and Bristol.

3 | 1 | 2 | C | Council Tax Band: D







This attractive, Edwardian, semi-detached house was built in 1916 and offers generously proportioned accommodation with high ceilings, typical of its era. With an overall floor area exceeding that of many modern, four-bedroom detached houses, the property provides versatile and spacious family living throughout.

The current owner undertook a comprehensive refurbishment in 2022, thoughtfully enhancing the property in a sympathetic style that blends period character with contemporary finishes, including redecoration and new carpets. A new slate roof was fitted, including that over the kitchen and utility room with 'Velux' roof windows provide excellent natural light.

The kitchen was attractively refitted in a timeless dove grey, Shaker style and features ample cupboard and drawer storage, laminate work surfaces, an exposed antique brick feature wall with shelving, and integrated appliances including a double electric oven and grill, fridge and freezer. There is also space and plumbing for a dishwasher. Adjoining the kitchen is a useful utility room, fitted in a matching style, with additional workspace and provision for laundry appliances.

The welcoming reception hall has exposed varnished floorboards, decorative dado panelling and a staircase with an ornate balustrade rising to the first floor. A well-appointed cloakroom is conveniently located off the hall.

The dining room is a particularly appealing, double-aspect room with a fireplace with wood burner with a slate hearth and recesses either side with cupboards and shelving. There is plenty of space for a large dining table and chairs as well as a sofa or easy chairs and it flows naturally into the kitchen, linked by a breakfast bar with seating for two. The original sitting room is currently arranged as a ground-floor double bedroom, demonstrating the flexibility of the accommodation, and features an attractive fireplace with ornate mantel surround and wood-burning stove upon a tiled hearth.

On the first floor, a spacious landing leads to three generous double bedrooms, a separate WC and a modern family shower room. The shower room is stylishly fitted in contemporary grey tones and comprises a large, glazed shower enclosure, vanity wash basin and large airing cupboard.

Outside, the property has an attractive façade, enhanced by a prominent bay window and an elegant arched pediment above the heavy wooden front door. The front garden has been designed for ease of maintenance, with gravel and established, low level shrubs. To the side of the house, a lane provides access to a private, gated parking area suitable for a large car or van. Beyond this lies the enclosed garden, which is not huge but features a gravel seating area, a small lawn and a selection of border hedging and shrubs, as well as a large garden shed.

Higher Street is a short walk from the centre of Cullompton and the Bull Ring, with pretty lime trees and popular Italian, Indian and Chinese restaurants, Fish & Chips and popular cafes including 'The Lime Tree' and 'The Bakehouse'. Fore Street has a range of local shops including 'Veyseys', an award-winning butcher's, the 'Nosh' cafe, take-aways and mini markets. Tesco, Aldi and Home Bargains supermarkets are all within easy reach of the house. 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 nearby Tiverton Parkway Station (London Paddington in 2 hours) and in Honiton, the station has regular services 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

Services: Mains electricity, water, drainage and gas.
Council Tax: Band D
Local Authority: Mid Devon District Council
Tenure: Freehold

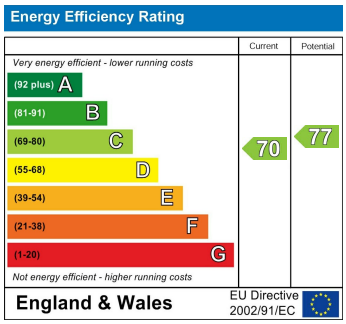


Directions

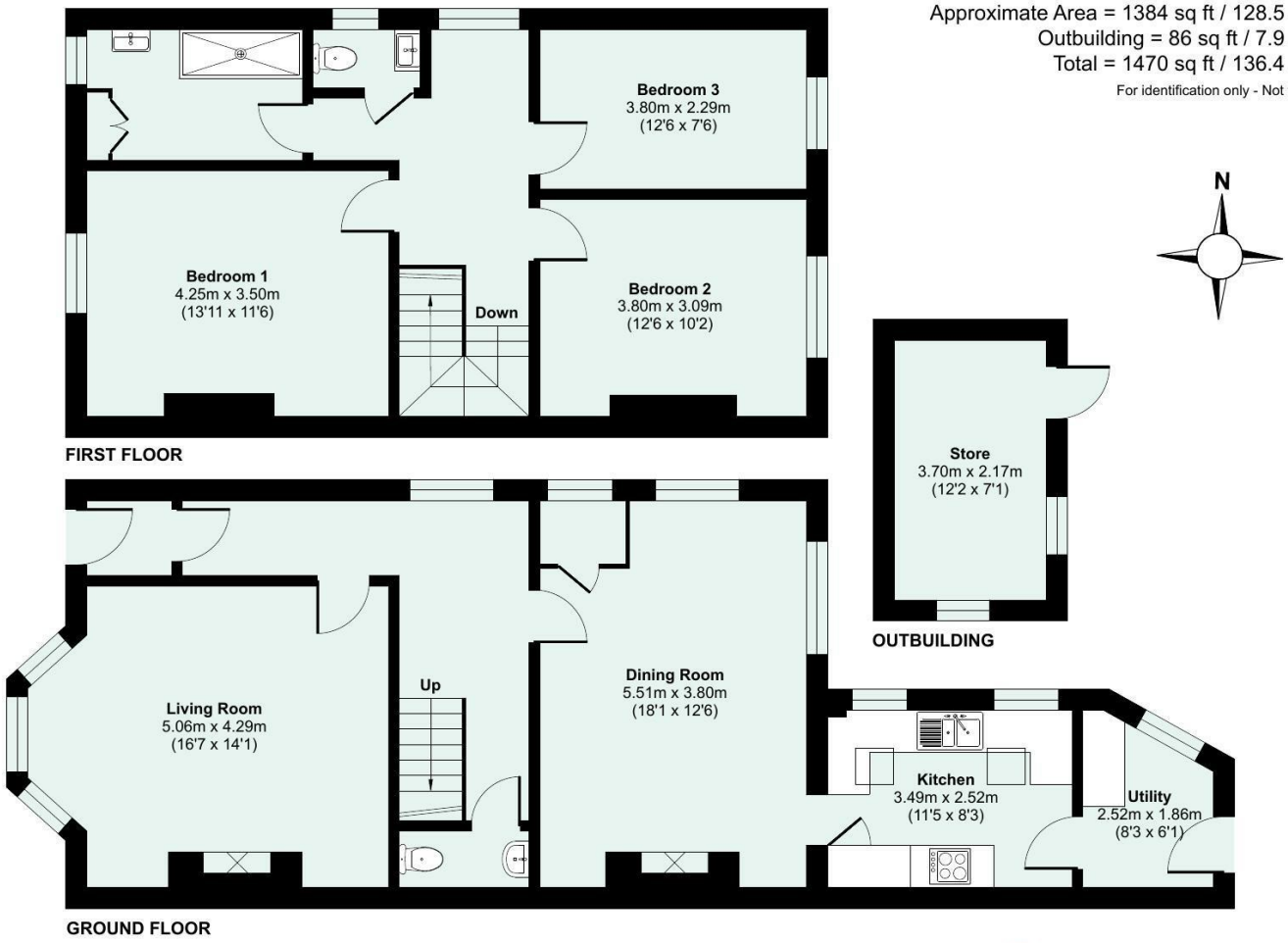
Viewings

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

EPC Rating:



Approximate Area = 1384 sq ft / 128.5 sq m
Outbuilding = 86 sq ft / 7.9 sq m
Total = 1470 sq ft / 136.4 sq m
For identification only - Not to scale



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: 1549294





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