



6 High Street, Cullompton, Devon, EX15 1AA

# seddon's



## 1 Hanover Gardens, Cullompton, Devon, EX15 1XA

Asking Price £270,000

- Entrance porch with downstairs cloakroom.
- Contemporary kitchen with integrated appliances
- Two doubles and single bedroom
- Gas combi boiler installed in 2024
- Single garage with electric door & access to garden
- Good sized sitting room.
- Conservatory extension
- Modern shower room & en-suite WC to main bedroom
- Low maintenance rear garden, fully paved
- Driveway parking

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 1 Hanover Gardens, Devon EX15 1XA

\*Watch the Seddons' Video Tour\* A well presented detached three bedroom home in a cul-de-sac position within easy reach of M5 motorway access and accessible to the town centre amenities.



Council Tax Band: D



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## LongDescription

The property is situated in a popular area of the town and has potential for extending to the side, subject to the necessary planning consents. The current owners have fully updated the property throughout to a high standard and a new gas combi boiler was installed in 2024.

On the ground floor there is a good sized entrance porch with cloakroom off, a spacious sitting room and kitchen/dining room at the rear with conservatory extension which is currently used as a utility room but could equally provide a dining area.

The kitchen has been recently been superbly upgraded with contemporary units and ample work surfaces with fully integrated appliances. French doors lead into a conservatory extension with further doors providing access into the rear garden.

On the first floor, there are three bedrooms, two doubles and a single, the principal bedroom benefits from an ensuite toilet with plumbing for a shower (which the current owners have removed to provide additional storage). There is a modern family shower room.

Outside there is a driveway providing off road parking, leading to the single garage, which has an electric door and access door into the rear garden. The garden has been beautifully landscaped, with slabbed paving throughout and an area of decking, ideal for summer entertaining with the benefit of very low maintenance!

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

The property is situated in a popular development within Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. 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 through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes.

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 and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. The '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

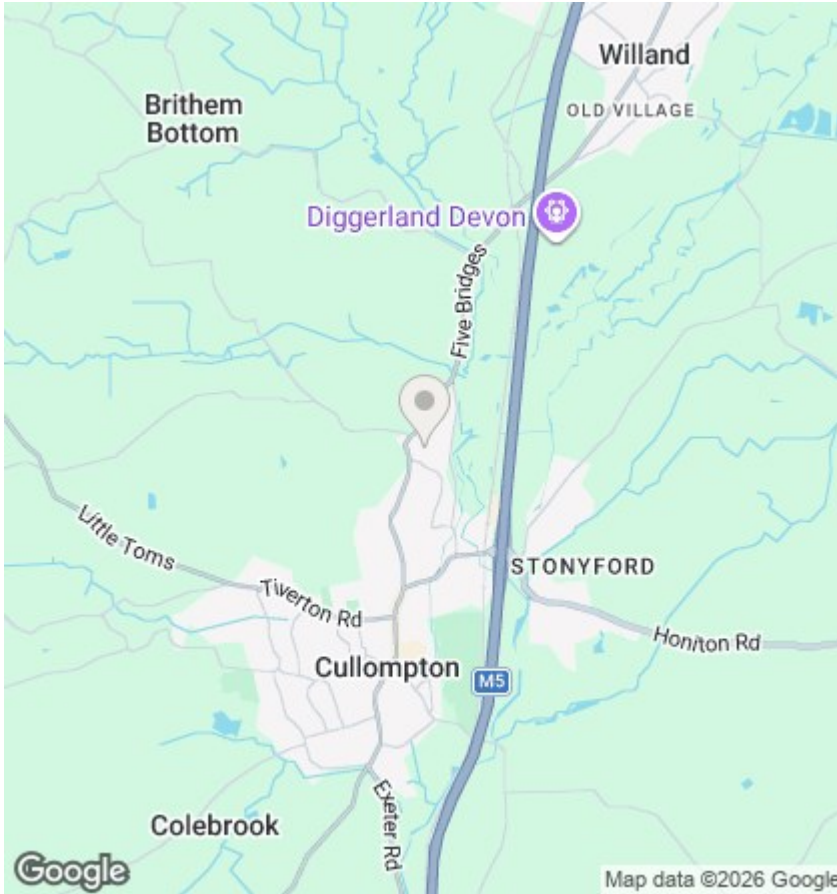
Tiverton c. 7 miles

Tiverton Parkway Station c. 6 miles

Honiton c. 11 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

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## Directions

DIRECTIONS:

## Viewings

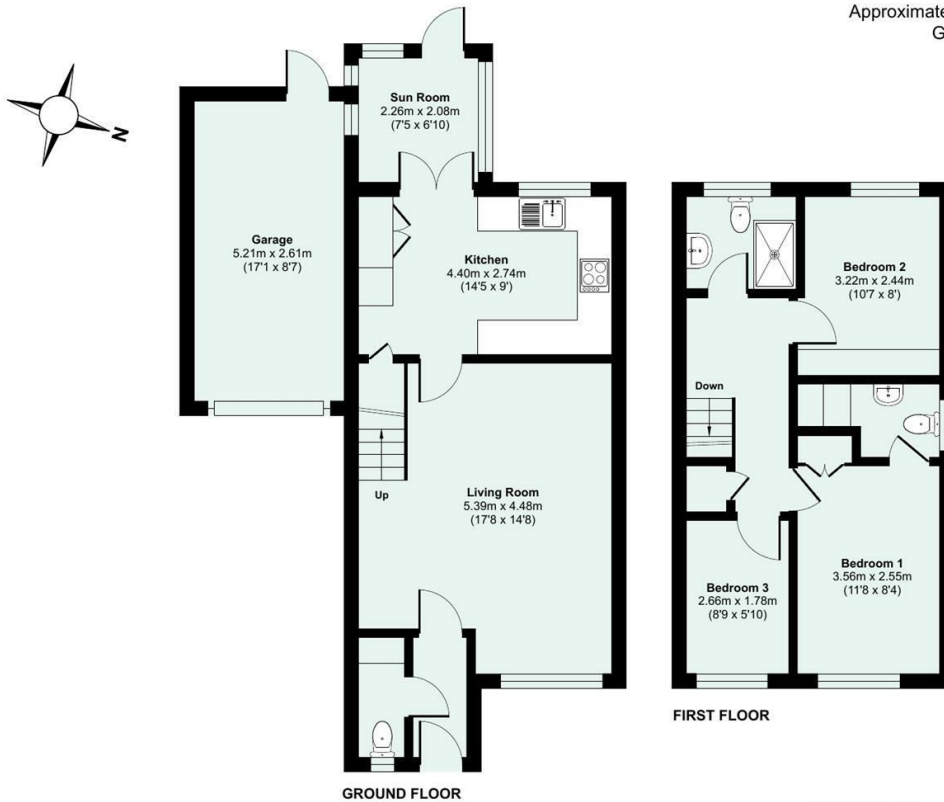
Viewings by arrangement only. Call 01884 32100 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Area = 867 sq ft / 80.5 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1013 sq ft / 94 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). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1369076

