

Guide Price £155,000



8 Tiverton Road, Cullompton, EX15 1JN

- 2 bedrooms over two floors, large attic bedroom
- Open plan living/dining room/kitchen
- Contemporary kitchen, integrated appliances
- Useful outdoor utility room and store
- Close to St Andrews primary school
- Principal bedroom with en suite WC
- Wood burner for cosy winter evenings
- Bathroom with white suite
- Gas central heating & uPVC double glazing
- Exeter & Taunton 20-30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

8 Tiverton Road, Cullompton EX15 1JN

Watch the Seddons Video Tour

A lovely, two bedroomed town cottage, offering beautifully presented accommodation, a short step from bus services to Exeter, supermarkets and the town centre local shops. Convenient parking options and quick access to the motorway.



Council Tax Band: A



This charming Victorian cottage is very well presented and would ideally suit those starting off on the housing ladder or perhaps making a fresh start in later life. The accommodation is well appointed and with plenty of natural light, offers a welcoming, homely atmosphere on entering the open plan living space, with a feature wood burner, perfect for the winter evenings. The kitchen lies beyond and is fitted in a classic, white Shaker style with oak work tops, a Belfast sink unit, integrated electric oven, ceramic hob, extractor hood and ample cupboard and drawer storage. A stable-style door leads to the small rear courtyard with a block built shed with power connected and space and plumbing for laundry appliances and other general storage.

From the kitchen, stairs lead to the first floor landing with a useful linen cupboard and access to the smaller of the two bedrooms, which has room for a double fold out bed for guests and useful fitted cupboard storage, also housing the gas boiler installed c. 2021. The adjoining bathroom is fitted with a modern white suite and includes a shower over the bath, with glazed screen.

The principal bedroom is on the second floor and is a fantastic, light, double room with eaves storage space and an en suite WC.

Outside, there is pedestrian access to the rear of the cottage and the small courtyard.

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

Agent's notes: the cottage is believed to be built of stone and cob and had a new slate roof covering in c. 2020 with the chimney re-pointed.

Tiverton Road is a few steps away from the High Street of Cullompton and the attractive Bull Ring with popular cafes, 'The Lime Tree' and 'The Bakehouse', and various restaurants. The local shops include 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets and take-aways. 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 house, there are popular walks around the town, through the surrounding country lanes and along the River Culm.

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 '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

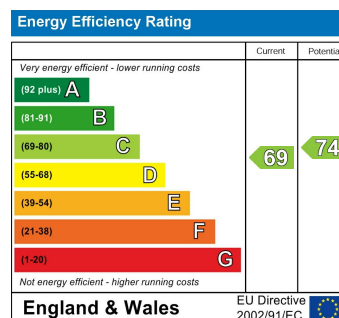


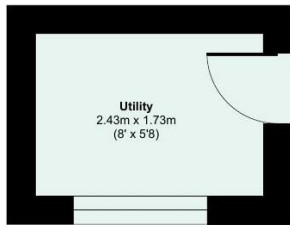
Directions

Viewings

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

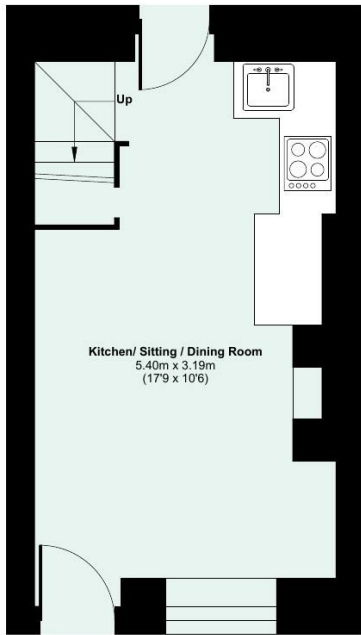
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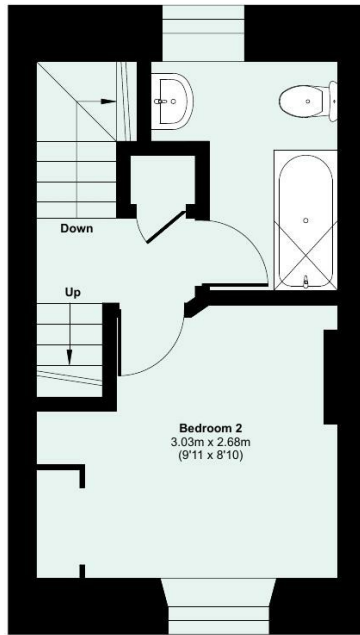


Approximate Area = 522 sq ft / 48.4 sq m
 Limited Use Area(s) = 141 sq ft / 13 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 708 sq ft / 65.5 sq m
 For identification only - Not to scale

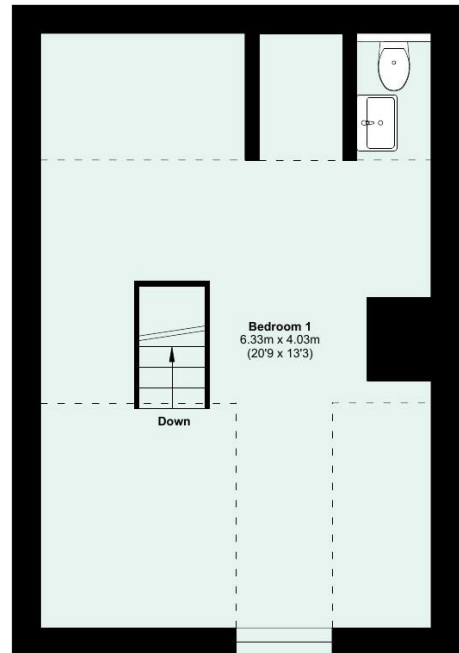
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1478078

