

Guide Price £295,000



30 Swallow Way, Cullompton, EX15 1GE

- Downstairs study
- Open plan kitchen/dining room with French doors to garden
- Principal double bedroom with en-suite
- Family bathroom
- Garage and driveway parking
- Entrance hall with downstairs cloakroom
- Spacious sitting room upstairs
- Two further top floor double bedrooms
- Attractive courtyard garden with door to garage
- Gas central heating & double glazed throughout

Sales, Lettings, Mortgages:

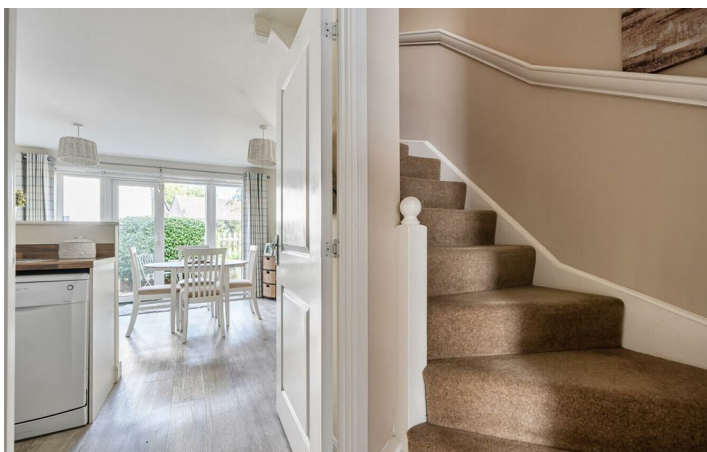
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

30 Swallow Way, Cullompton EX15 1GE

A well presented town house offering three double bedrooms and two bathrooms with driveway parking and a garage adjacent to the house. No onward chain.



Council Tax Band: D

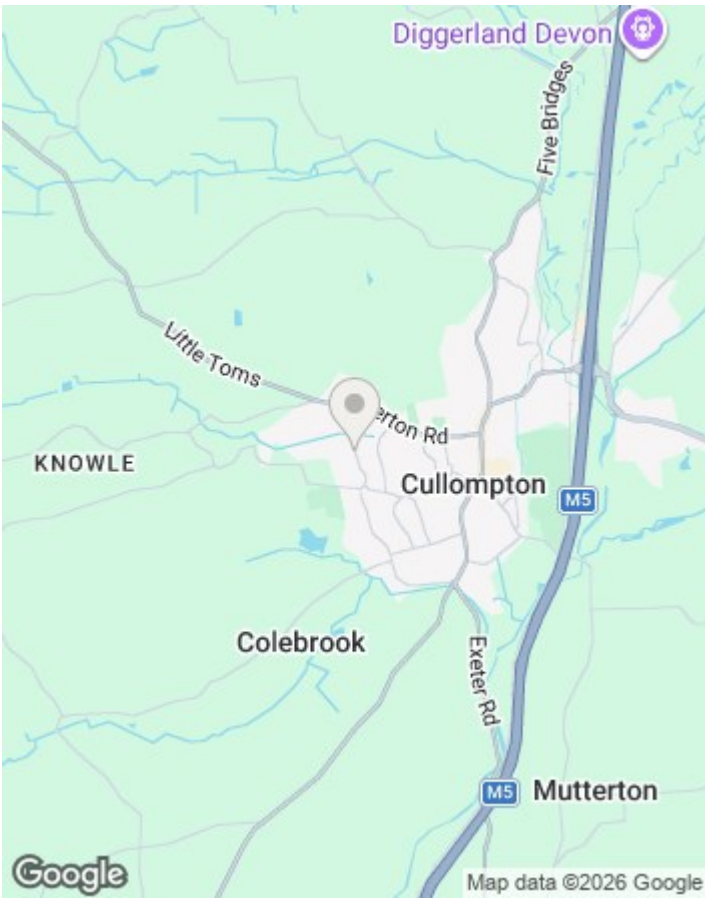


The property offers spacious accommodation, which has been well presented and maintained throughout, with the benefit of a driveway and garage with rear access adjacent to the property. Downstairs offers an open plan kitchen/diner/living area featuring double glazed doors with full height glazed windows either side, providing an open outlook over the garden. The downstairs study could provide a fourth bedroom with hallway and cloakroom. Stairs lead up to the first floor. At the front a generous sitting room features twin aspect windows, with rear principal bedroom overlooking the garden with en-suite shower room. On the top floor there are two generous double bedrooms with a family bathroom.

Outside features a private and enclosed rear garden with raised paved patio and attractive garden area with greenhouse. There is a small front garden, with driveway and garage adjacent.

Services: Mains electricity, gas, water (metered) and drainage. Tenure: Freehold. Council Tax: Band D Local Authority - Mid Devon District Council. Estate Management Charge: Meadfleet manage the development. Management fees £85 payable every 6 months. Seddons recommend that the details are checked with your solicitor. Cullompton 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 property, there are popular walks through 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 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 photos have been taken with a wide angle lens to show more of the rooms.



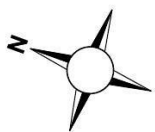
Directions

Viewings

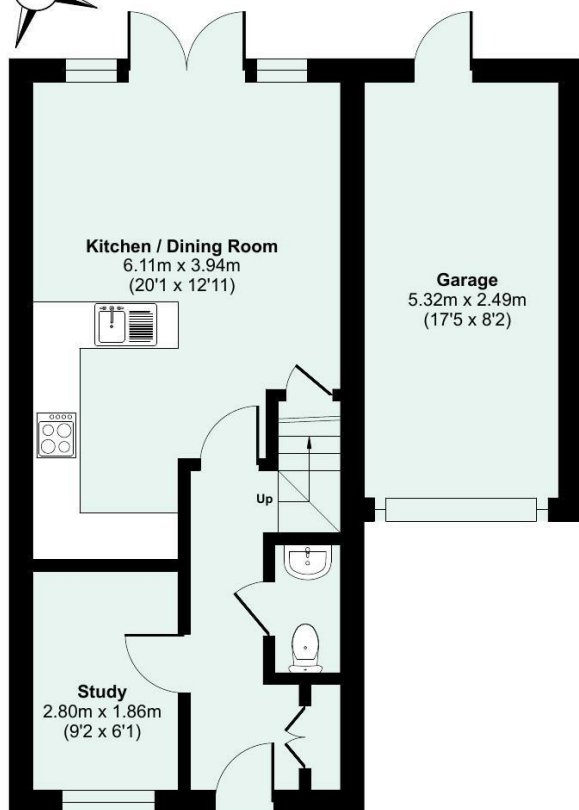
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

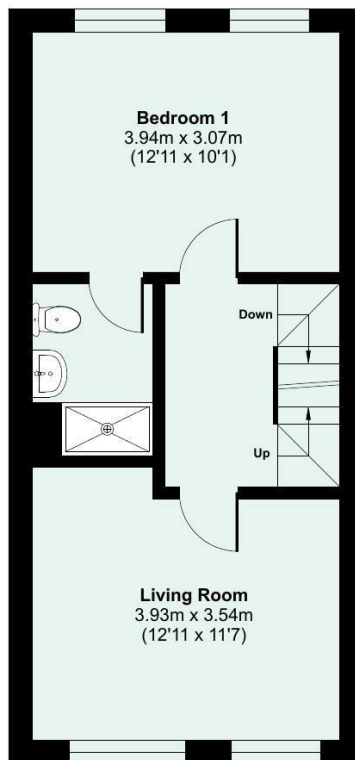
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



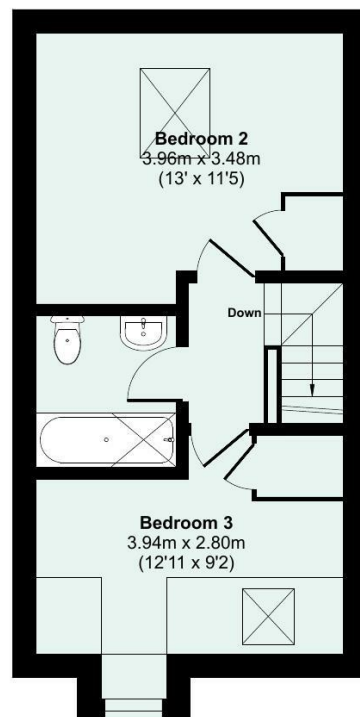
Approximate Area = 1078 sq ft / 100.1 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1253 sq ft / 116.2 sq m
 For identification only - Not to scale



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 Seddons Estate Agents LLP. REF: 1512419

