Guide Price £249,950

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7 Shortlands Road, Cullompton, Devon, EX15 1HJ

- Large dual aspect living room with French doors
- Family dining area
- Single bedroom
- Beautifully landscaped level garden with lawn & patio
- Gas central heating & double glazed throughout
- Modern kitchen/diner with breakfast bar
- Two double bedrooms
- Contemporary family bathroom
- Block paved driveway parking for several vehicles
- Quiet, central position a short walk from schools & town

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

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7 Shortlands Road, Devon EX15 1HJ

Watch the Video Tour A spacious and beautifully presented family home with driveway parking and large garden within easy walking distance of the town centre amenities.

3 | 1 | 1 | C | Council Tax Band: B

LongDescription

The property offers spacious accommodation with potential to extend further if desired. The owners have tastefully updated and modernised the property to a high standard throughout to offer open plan living accommodation downstairs with a dual aspect sitting room and open plan kitchen/dining room with a modern fitted kitchen.

Upstairs there are two generous doubles and a single bedroom with upgraded family bathroom with shower over the bath.

Outside, there is a generous level garden, which has been landscaped with two areas of quality paved patio to make the most of the sunshine and a covered pergola for outdoor entertaining which overlooks the lawn and shrub borders.

The front garden has been entirely paved to provide driveway parking for several vehicles and is finished with quality block paving.

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

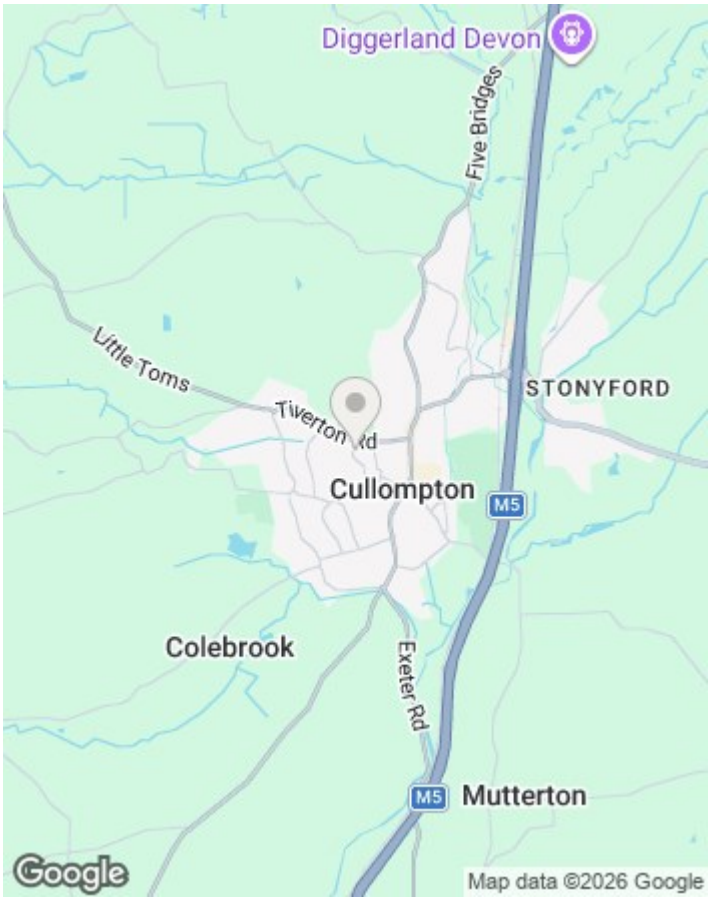
Shortlands Road lies a moderate walk or short bus ride from the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities 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 house, there are popular walks through the 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 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.

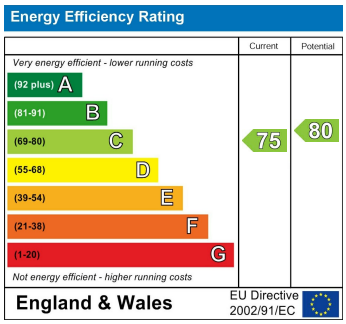


Directions

Viewings

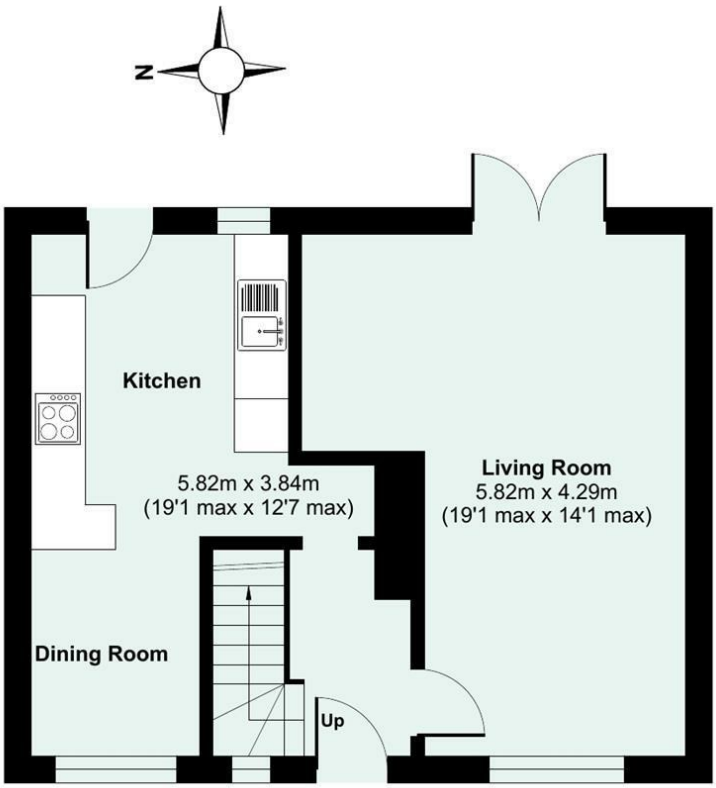
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

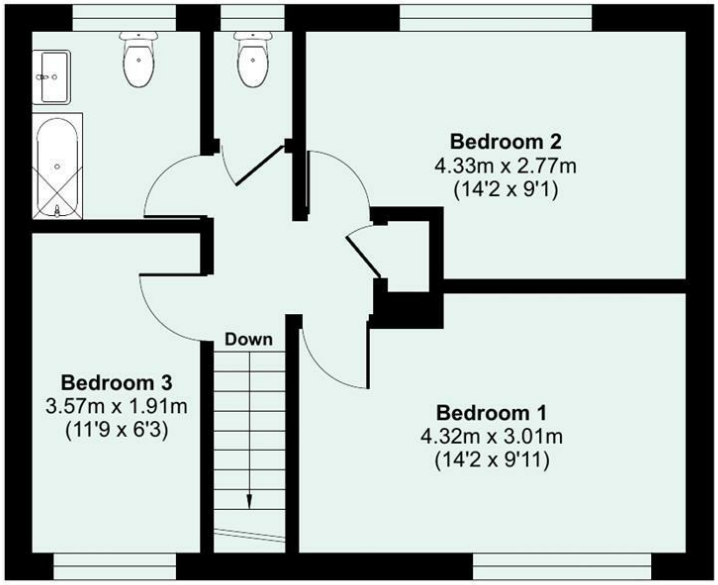


Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1403146

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