

STAGS

Merrimead Bungalow

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Five Bridges,Cullompton, EX15 1QP

Cullompton (M5 J28) 1.3 Miles | Tiverton Parkway Station 5 Miles | Exeter 12 Miles

A detached ‘Woolaway’ construction bungalow set within 1.8 acres in an accessible location close to the M5. Potential refurbishment or replacement development subject to necessary consents.

- Detached ‘Woolaway’ Bungalow
- Potential refurbishment/ replacement/ development (STP)
- Two Bedrooms
- Exeter 12 Miles
- Council Tax Band B
- Approximately 1.8 acres in all
- M5 J28 & Cullompton 1.3 Miles
- Garage & Parking
- Elevated with Views
- Freehold

Guide Price £400,000

DESCRIPTION

This detached 'Woolaway' construction bungalow is well situated between Cullompton and Willand just 1.3 miles from Junction 28 of the M5. The property presents as a development opportunity for refurbishment or replacement with a new dwelling or further development of the site, all subject to necessary permissions required.

The current accommodation is arranged as two bedrooms, bathroom, lounge and kitchen. Views to the front can be enjoyed from its elevated position.

The property enjoys excellent access to the wide facilities Cullompton provides, with a range of independent shops, supermarkets, primary and secondary schools, doctors and restaurants. Exeter is 12 miles and Tiverton Parkway Station 5 miles







SERVICES

Mains electricity, water. Private drainage via septic tank. Oil Fired Central Heating.
Ofcom predicted broadband services – Standard & Ultrafast broadband available.
Ofcom predicted mobile coverage: Internal (variable) - EE, Vodafone, Three and O2. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council.

DIRECTIONS

From M5 J28 Cullompton, take the B3181 towards the town centre. At the roundabout, take the 2nd exit along Millennium Way. Proceed taking the 2nd exit of the next three roundabouts, travelling towards Willand. The property can be found on the let opposite 'The Steamer' cafe at Five Bridges.

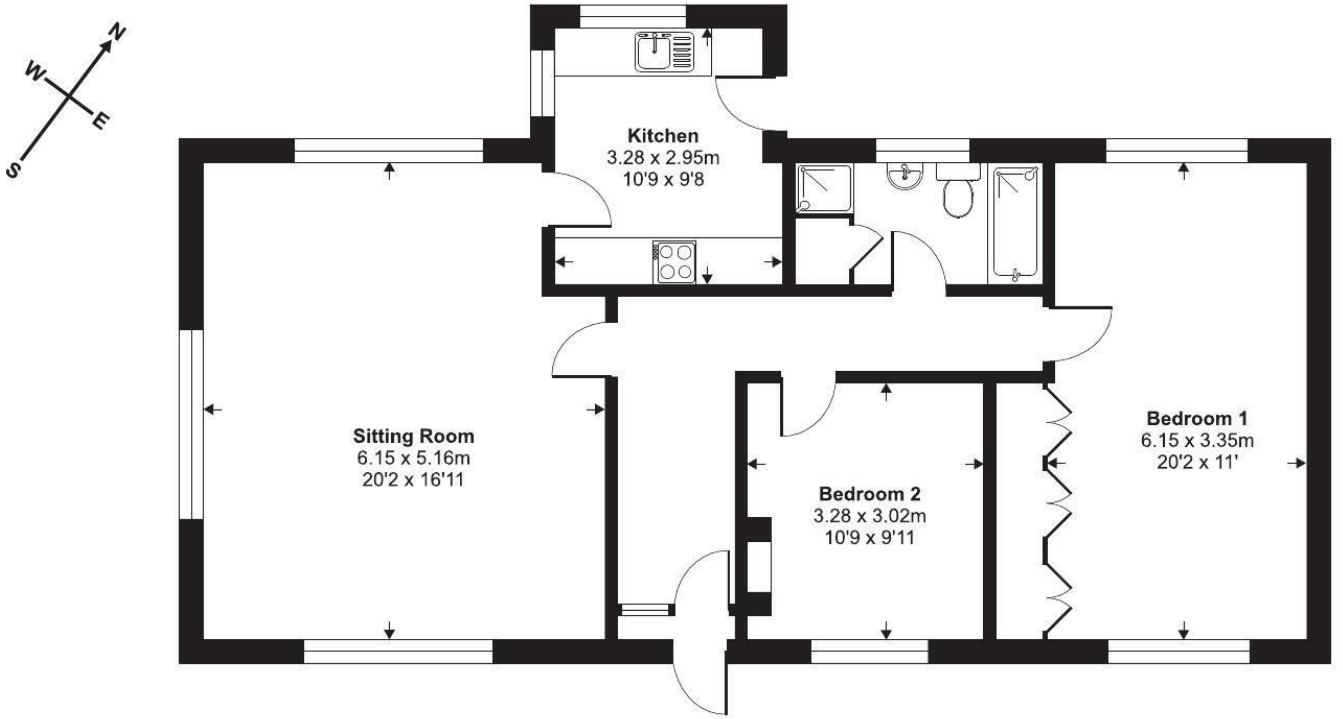






Approximate Area = 991 sq ft / 92 sq m

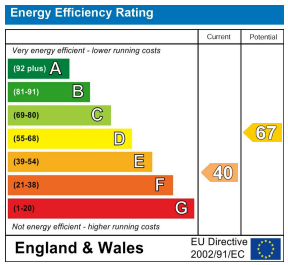
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1423690

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STAGS



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