Guide Price £159,995

seddons









14, Bakers Mews Fore Street, Cullompton, EX15 1TL

- No onward chain, ready to occupy
- 2 good-sized double bedrooms
- Newly fitted kitchen/breakfast room
- Downstairs cloakroom
- Easy to maintain, sunny front garden
- Excellent, new order throughout
- Sitting room overlooking the front garden
- Bathroom with white suite
- Electric central heating and uPVC double glazing
- Secluded location close to all amenities

Bakers Mews Fore Street, Cullompton EX15 1TL

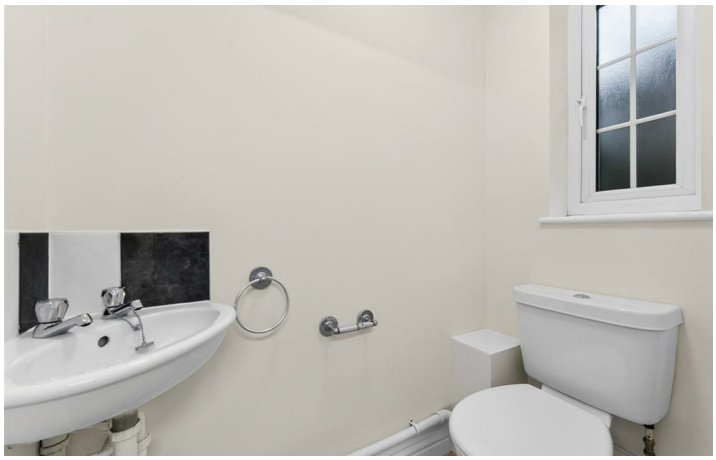
Completely redecorated with new flooring, this beautifully presented house is nicely tucked away, yet conveniently only a short step from the Fore Street of Cullompton, supermarkets and bus services. Quick access to Tiverton and Exeter, ideal for commuting.

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Council Tax Band: A







This modern terrace cottage was built by a renowned local builder around 2007 and offers well-proportioned accommodation which has just been completely redecorated with new flooring throughout.

The downstairs accommodation offers a decent sitting/dining room with a useful, under stair storage cupboard to one side. Beyond, the kitchen/dining room has a brand new kitchen fitted in an olive coloured, Shaker style with wood effect work surfaces, space for appliances, and another storage cupboard. The downstairs cloakroom lies to one side.

Upstairs, there are two generous bedrooms, one larger than the other, and a shower room, fitted with a white suite and a large shower cubicle.

Outside, there is a generous, gravelled front garden with path leading to the front door and to the rear of the house, a useful courtyard running the width of the house, approximately 3.91m x 2.07m.

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

Bakers Mews is a secluded mews, lying off Fore Street in the centre of Cullompton, a short step from local shops, including 'Veyseys', an award-winning butcher's; take-aways and popular cafes including, 'The Lime Tree', 'The Bakehouse' and 'Nosh'. Mini markets, Tesco, Aldi and Home Bargains supermarkets are all within easy reach. 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 along the town leat, through the meadows beside the River Culm and along 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 Station (London Paddington in 2 hours) and Honiton Station to London Waterloo. 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: Bakers Mews lies off Fore Street, to the right as you travel towards the Bradninch end of the town, with access found one shop the left of the Royal Mail Delivery Office at 34 Fore Street, as you face it.

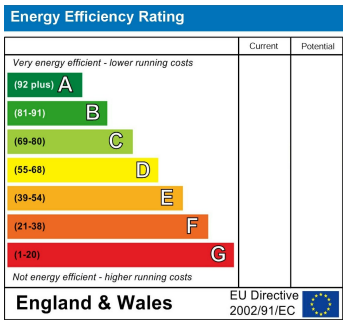


Directions

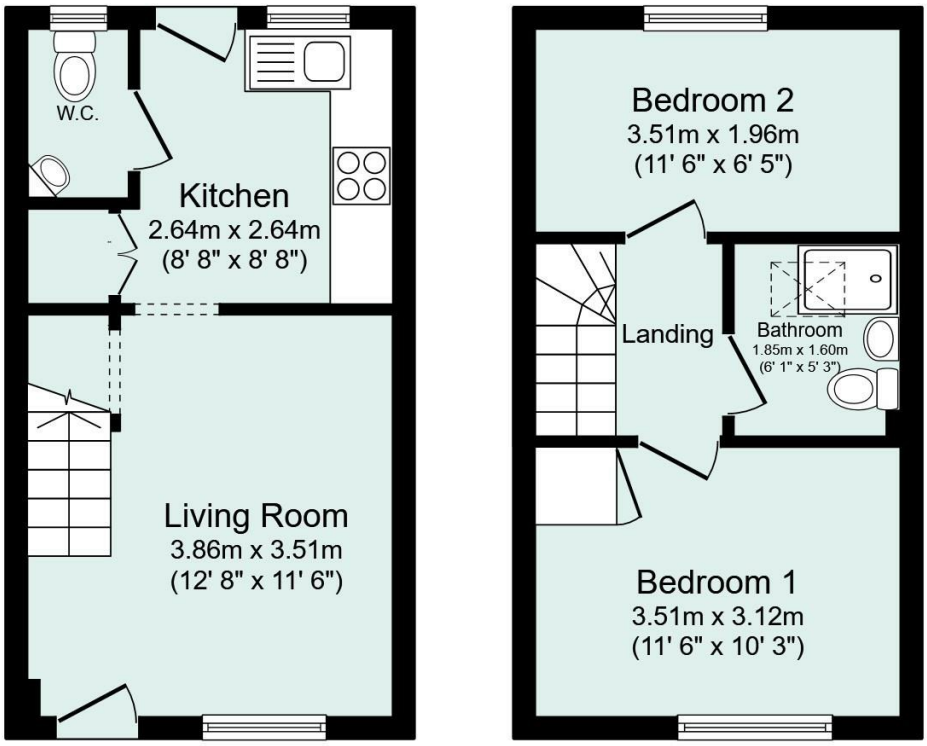
Viewings

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

EPC Rating:



Total floor area 46.3 m² (498 sq.ft.) approx



Ground Floor **First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io





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