Guide Price £389,950

seddons









2 Saxon Way, Cullompton, Devon, EX15 1XD

- Open plan dual aspect sitting/dining room
- Separate utility room & downstairs cloakroom
- Fitted wardrobes in all the bedrooms
- Double garage
- Large level rear garden
- Large kitchen/breakfast room
- Three doubles and single bedroom upstairs
- En-suite shower room & modern family bathroom
- Driveway parking for several vehicles
- Gas central heating & double glazed throughout

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

The Property Ombudsman

2 Saxon Way, Devon EX15 1XD

A well presented detached home occupying a spacious corner plot at the end of the development with a large level rear garden, generous driveway parking for multiple vehicles and double garage. No onward chain.

4 2 1 D Council Tax Band: E







Downstairs, a small hallway leads directly into an open plan living/dining room with an attractive bay window looking out over greenery to the front aspect and French doors opening out into the garden.
A well appointed kitchen/breakfast room is fitted with an ample array of shaker style units with modern work surfaces and featuring a gas range style cooker with integrated dishwasher and wine cooler.
Adjacent, is a separate utility room with space and plumbing for a washing machine and tumble dryer and door to the garden with downstairs cloakroom with WC.
Upstairs, there are three doubles and spacious single fourth bedroom, all with fitted wardrobes and there is matching brand new carpeting available and included in the sale for the two bedrooms that haven't had upgraded carpets.
The principal bedroom features a modern en-suite bathroom and a contemporary family bathroom complete the upstairs.
Outside, at the rear, there is a larger than average attractive level garden, laid with lawn with flower borders and paved patio area, with path and side gate providing access to the front of the house.
The front benefits from a double garage and a large driveway, able to accommodate multiple vehicles/camper van.

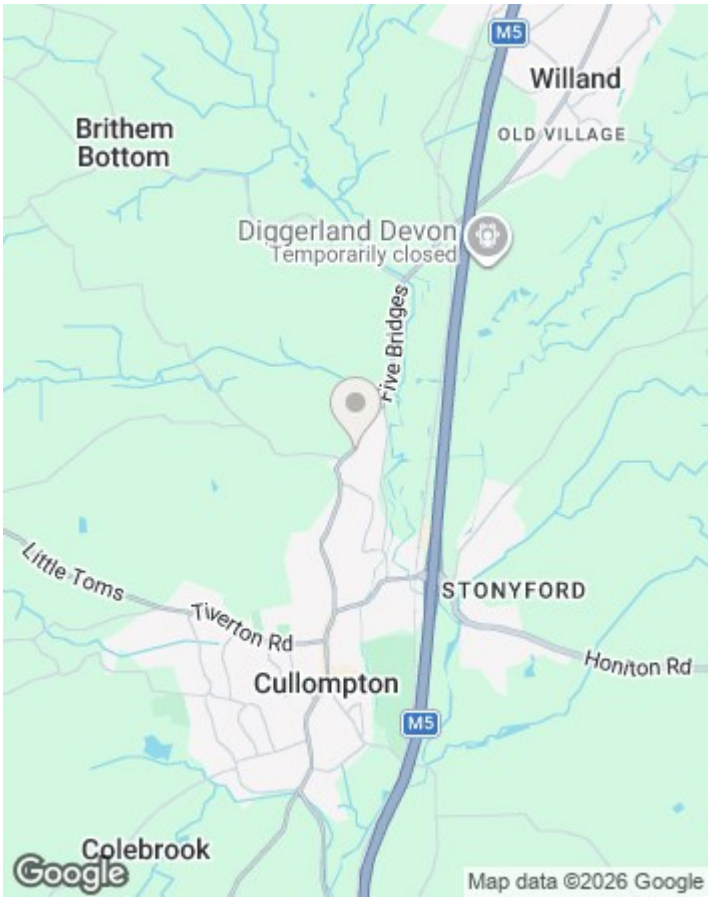
Services: Mains gas, electricity, water and drainage
Tenure: Freehold
Council Tax: E
Local Authority: Mid Devon District Council

Saxon Way is situated close to 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



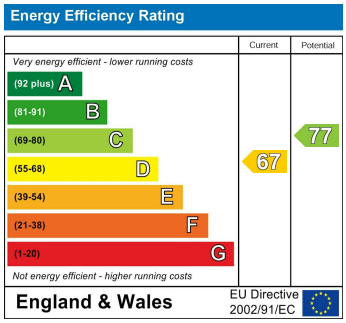
Directions

DIRECTIONS:

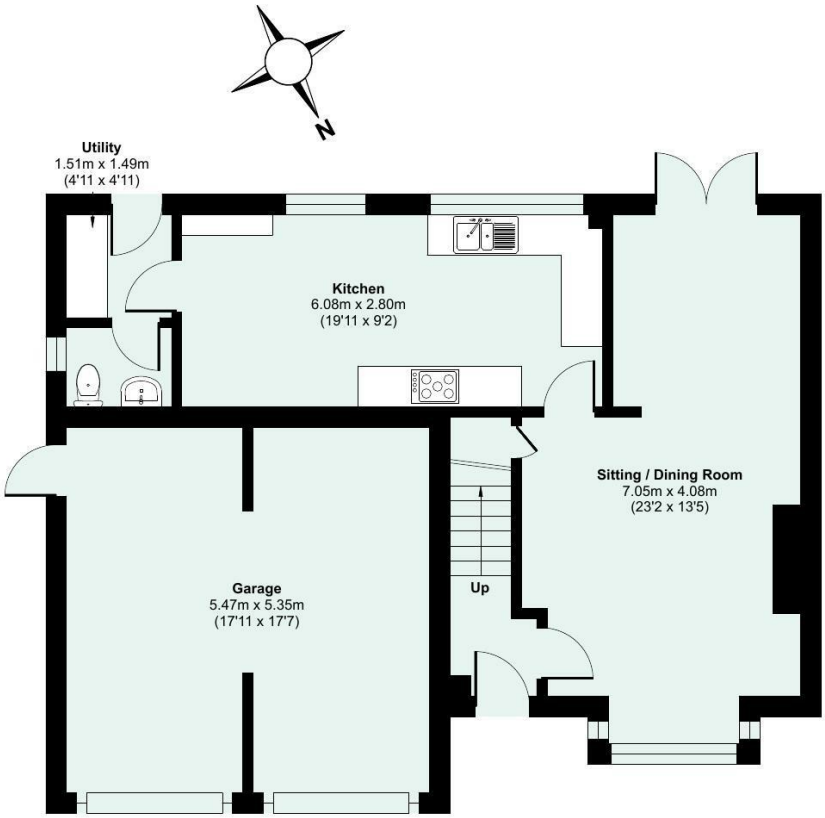
Viewings

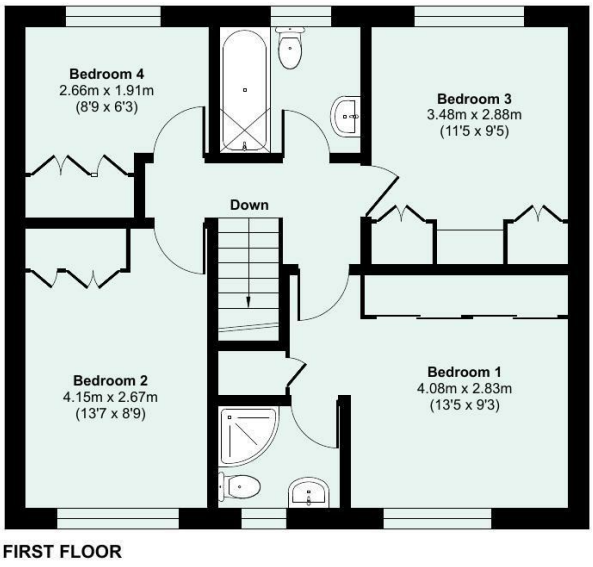
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



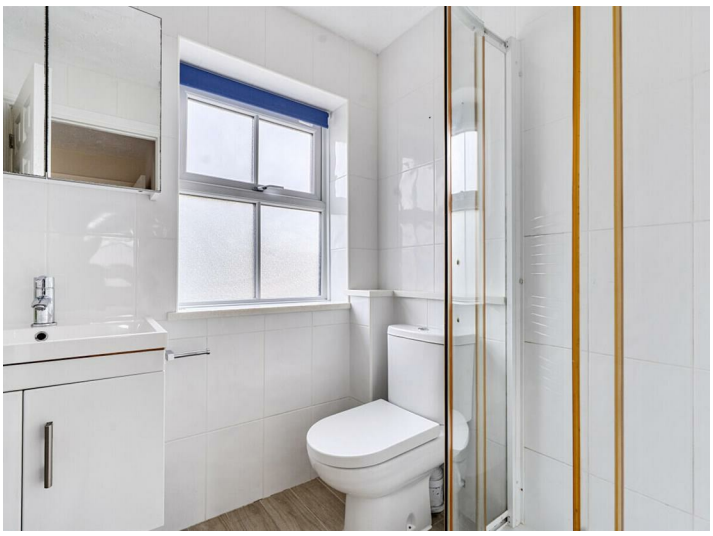
Approximate Area = 1177 sq ft / 109.3 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 1483 sq ft / 137.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1542288





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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