Guide Price £410,000

seddons









12 Exmoor Way, Cullompton, EX15 1TU

- Superb kitchen/dining room with integrated appliances
- Bay windowed sitting room
- 3 double bedrooms with fitted wardrobes
- Upgraded en-suite & family bathroom
- Single garage and driveway parking
- Solid oak flooring throughout the downstairs
- Utility room & downstairs cloakroom
- Spacious single/small double fourth bedroom
- Beautifully landscaped enclosed rear garden with decked patio
- Remaining NHBC warranty

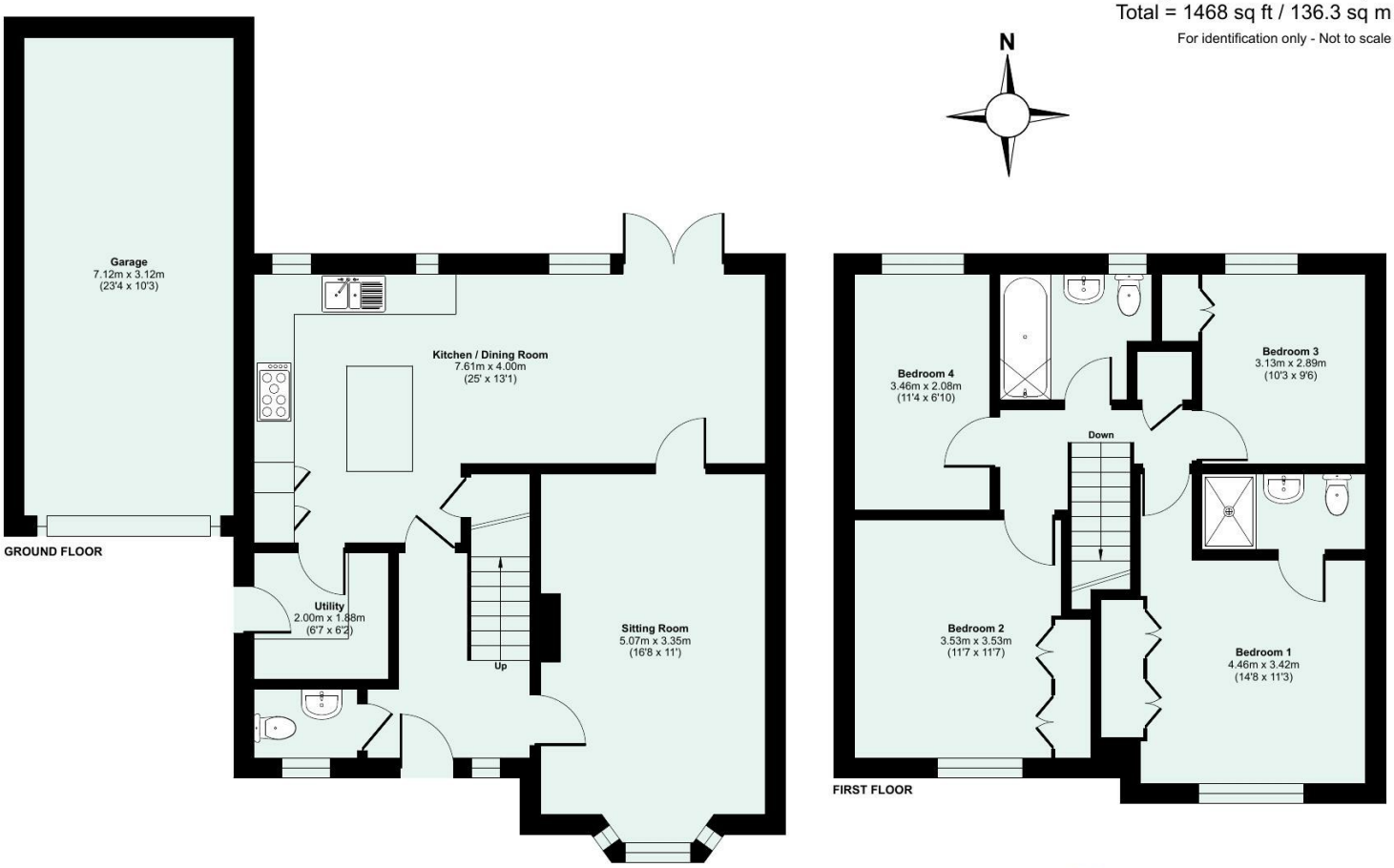
Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

Watch the Seddons Video Tour

Situated in a tucked away position, on the edge of the countryside, this immaculately presented detached property has been superbly updated by the current owners to offer a comfortable and spacious family home, finished to a high standard throughout. No onward chain.

Approximate Area = 1229 sq ft / 114.1 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 1468 sq ft / 136.3 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: 1468622

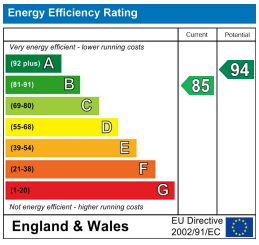
Council Tax Band

D

Viewings

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

EPC Rating



Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.