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The Pink House, 58 Higher Street Cullompton, EX15 1AJ

An end of terrace house requiring updating within easy reach of the town centre.

Tiverton 9 miles - M5 motorway (J27)/Train Station 2 miles - Exeter 14 miles

• 4 Bedrooms • Family Bathroom • 2 Reception Rooms • Kitchen/Breakfast Room • Utility & Cloakroom • Side & Rear Garden • No Onward Chain •

Guide price £149,950

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Cullompton itself boasts both primary and secondary schools, many shops, banks, building societies and has regular buses to Exeter and Tiverton. There is good access to both Junction 28 of the M5, approximately 1 mile distance, and Junction 27 of the M5, approximately 3 miles distance. Alongside Junction 27 lies Tiverton Parkway Railway Station, with an intercity link to London Paddington of approximately 130 minutes. The cathedral and university city of Exeter is within easy commuting distance, being 15 miles away taking approximately 20 minutes by car.

DESCRIPTION

The Pink House is an end of terraced property situated within close proximity to local amenities and now requires some modernisation. The accommodation consists kitchen/breakfast room, sitting room, dining room, utility, cloakroom, 4 bedrooms and a bathroom. Outside there is level lawn and paved patio area. This property would make an

ideal first home or investment and is offered for sale with no onward chain.

ACCOMMODATION

Solid front door to:

ENTRANCE HALL

Stairs to first floor. Radiators. Doors to all rooms.

SITTING ROOM

Dual aspect room with double glazed window to front and two double glazed windows to side. Understairs storage cupboard. Coving. Radiator.

DINING ROOM

Dual aspect room with double glazed windows to front and side. Radiator. Tiled fireplace with gas coal effect fire. Coving.

UTILITY

Floor mounted boiler. Airing cupboard with shelving. Door to:

CLOAKROOM

Low level WC, wall mounted wash hand basin.



KITCHEN/BREAKFAST ROOM

A range of wall and base units with work surfaces over. Built-in storage cupboard. Double drainer stainless steel sink unit. Walk-in larder/pantry. Radiator. Double glazed window to front. Part glazed door to front. Tiled splashbacks.

LANDING

Doors to all rooms. Storage cupboard. Airing cupboard. Stairs to second floor.

BEDROOM 1

Dual aspect room with double glazed windows to front and side. Radiator.

BEDROOM 2

Double glazed window to side. Radiator. Pedestal wash hand basin, tiled splashbacks.

BEDROOM 3

Double glazed window to front. Pedestal wash hand basin, built-in storage cupboard.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled

splashbacks, double glazed window to side.

SECOND FLOOR

BEDROOM 4

Window to front. Hatch to loft.

OUTSIDE

To the side is an area of patio and hard standing, garden shed with low level wall and gate to front. A path leads to an area of lawn, with a range of mature plants and shrubs.

VIEWING

Strictly by appointment via the agents, Stags, on 01884 235705.

DIRECTIONS

Approaching Cullompton from Tiverton Road, turn left onto the High Street (B3181).

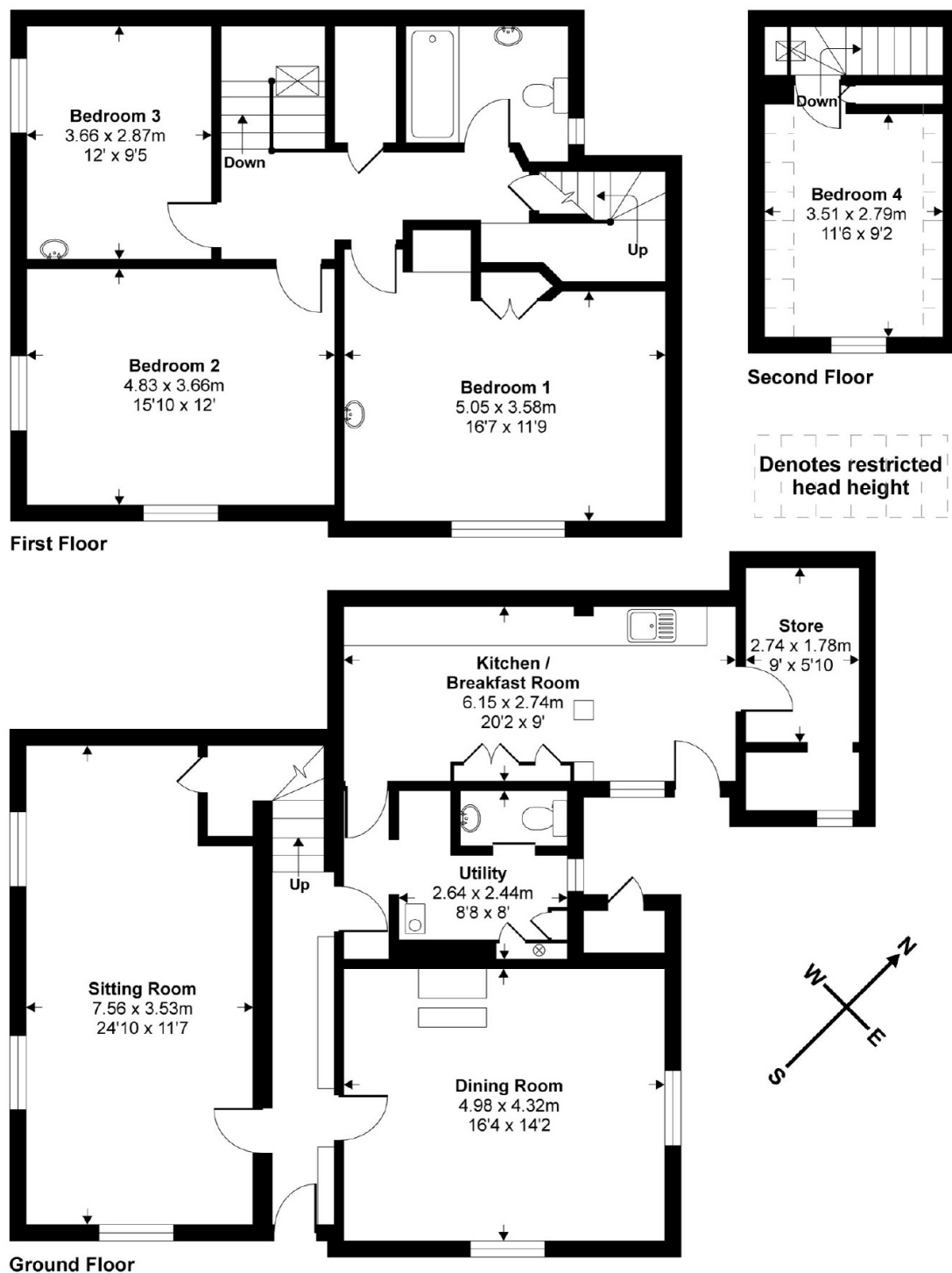
Continue along here and the property will be found on your left hand side.

SERVICES

Mains electricity, water and drainage.



Approx. Gross Internal Floor Area
177 Sq Metres 1906 Sq Ft (Excludes Restricted Head Height)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	