



Mead Close, Cullompton, EX15 1RT


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welcome to

Mead Close, Cullompton

Deceptively spacious three double bedroom terraced home with a conservatory, en suite to principal bedroom, enclosed rear garden, two allocated parking spaces and no onward chain, situated in a tucked-away cul-de-sac location.

A deceptively spacious and well presented three double bedroom terrace home, tucked away within a small cul-de-sac and offered to the market with no further onward chain. On opening the front door is an entrance hall, leading to a front facing fitted kitchen. To the rear is a spacious living room with space for a dining table. This opens into a conservatory, creating additional living space and enjoying views over the rear garden.

To the first floor are three double bedrooms, with the principal bedroom benefiting from its own en suite shower room. A family bathroom serves the remaining bedrooms.

Externally this property benefits from a front garden and a rear enclosed garden which is enclosed, with a decked seating area and raised flower beds. Prominently lawn to lawn. Further benefits include gas central heating, UPVC double glazing, and two allocated parking spaces.

Entrance Hall

Has doors to the kitchen and lounge, stairs up to the first floor, and a radiator.

Kitchen

9' 10" x 6' (3.00m x 1.83m)

Has a double-glazed window to the front, with a radiator, wall and base units, space for a cooker, washing machine, dishwasher, and fridge/freezer. Also features an extractor hood, a one and a half bowl sink and drainer, and is partially tiled.

Lounge

15' 9" x 11' 9" (4.80m x 3.58m)

Has a door to the conservatory, with two double-glazed windows to the rear. Also has a TV point, two radiators, and an understairs cupboard.

Conservatory

9' x 9' 6" (2.74m x 2.90m)

Has power and a TV point. Also doors into the garden, and space for a dining table.





Landing

Has doors to all first floor rooms, with a loft hatch.

Bedroom One

13' x 10' (3.96m x 3.05m)

Has double-glazed windows to the front and rear, with a radiator, a TV point, and a loft hatch.

Ensuite

Has a double-glazed window to the rear, with a W.C, a wash hand basin with cabinet, a heated towel rail, a shower, shaver points, spotlights, and an extractor fan. It is fully tiled to the ceiling.

Bedroom Two

9' 2" max x 11' 9" max (2.79m max x 3.58m max)

Has a double-glazed window to the front, with a radiator, and an airing cupboard with the boiler in.

Bedroom Three

11' 9" max x 10' 3" max (3.58m max x 3.12m max)

Has a double-glazed window to the rear.

Bathroom

Features a W.C, a wash hand basin with a cabinet, a bath with a shower attachment, a heated towel rail, shaver points, an extractor fan, and has partial Aqua boarding.



Front Garden

The front garden is laid to lawn with mature shrubs, an outside tap, and an outside storage cupboard.

Rear Garden

The rear garden is laid to lawn with an outside shed, raised flower beds, a decking area for seating, and there is access via gate to the front of the house.

Agents Note

Please note access to parking is over a private road.

This property benefits from a warranty on the boiler until 2030.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mead Close, Cullompton

- Three Double Bedroom Home
- Master with Ensuite Shower Room
- Kitchen
- Lounge/Diner
- Conservatory

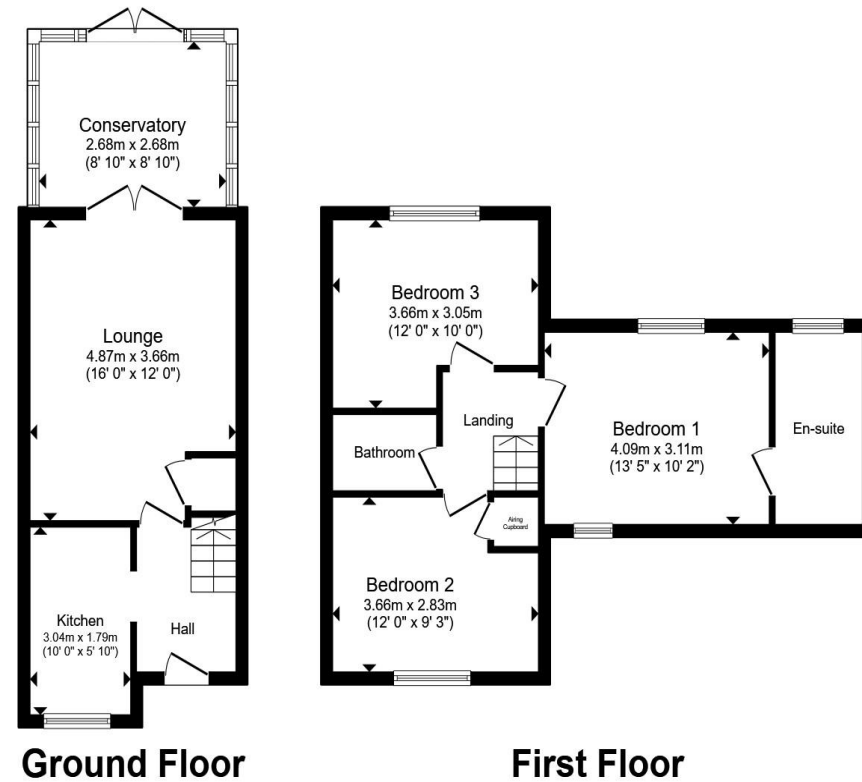
Tenure: Freehold

EPC Rating: D

Council Tax Band: C

guide price

£245,000



Total floor area 82.3 m² (885 sq.ft.) approx

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 www.propertybox.io

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Property Ref:
TVT106375 - 0002

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