



8 Station Road



**STAGS**

# 8 Station Road

Cullompton, EX15 1AH

Cullompton Town Centre 0.2 Miles | M5 Junction 28 0.3 Miles | Exeter 11 Miles

A spacious, modernised and improved detached house currently used as a children's home/supported accommodation in a convenient location.

- Detached House
- 5 Bedrooms, 2 Bathrooms
- Large Kitchen/Dining Room
- Children's Home/Supported Accommodation
- Council Tax/Business Rates - Currently Exempt
- Enclosed Garden
- 2 Reception Rooms
- Garden Room/gym/meeting room
- No Chain
- Freehold

## Guide Price £550,000

### DESCRIPTION

This detached house has been modernised and improved in recent years. The property was set up and used as a children's home/supported accommodation, with the use under planning as C2. The property has been adapted to comply with safety and regulatory requirements for the sector and offers a turn key opportunity within the sector. Alternatively, the property was previously used as an HMO for investment and could suit this and other uses subject to the require use permissions.

The property stands in a highly conveniently location just 0.2 miles from the town centre and 0.3 miles from the M5 Junction 28. The property is therefore well placed to take advantage of all the amenities, with the town centre as well as wider road and rail access from the M5 and Tiverton Parkway Station.

### SERVICES

Mains Electricity, Water, Gas and Drainage. Gas Central Heating.  
Ofcom predicted broadband services – Standard & Superfast broadband available.  
Ofcom predicted mobile coverage: Internal - EE (variable) and Three (variable).  
External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Cullompton Conservation Area.

### DIRECTIONS

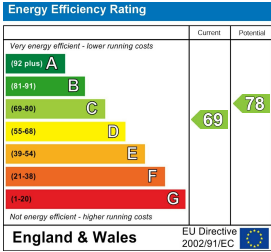
What3Words: ///forgets.fortunate.situates

Google Drop Pin: <https://maps.app.goo.gl/B56oYehCFD4fPALaA>



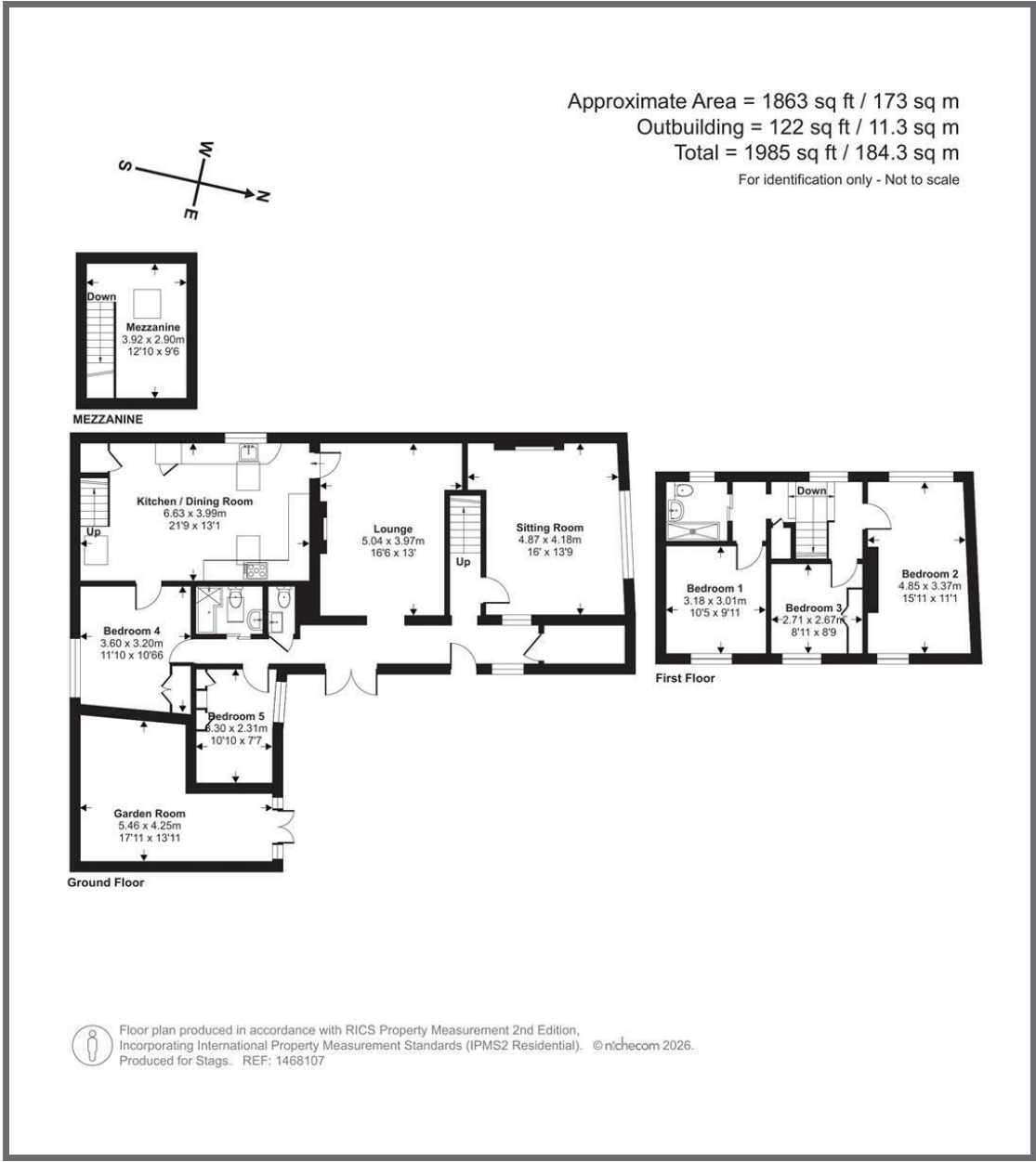


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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