

Guide Price £235,000



22 High Street, Cullompton, EX15 1AA

- Sitting room with sash window
- Good sized kitchen
- Workshop/lean to
- Family bathroom
- Gas central heating
- Spacious dining room
- Large utility room
- Four double bedrooms
- Rear garden with storage sheds
- Easy walking distance to schools, shops & town amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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Offering very spacious accommodation, this period property requires updating throughout and is situated in the centre of the town with a rear courtyard garden. No onward chain.



Council Tax Band: C



Requiring updating throughout, the property offers huge potential to model to your own taste with an opportunity to create a spacious character home in a central position, within walking distance of the shops and bus stops on the doorstep. Downstairs there is a spacious living room with sash window to the front with hallway and entrance lobby. Beyond this, there is a generous dining room with kitchen beyond, which could be knocked into one to provide a large open plan kitchen/diner. A large utility room is at the rear of the property with door opening into a lean/to/workshop.

Upstairs, the principal bedroom at the front is particularly generous, with three further double bedrooms and family bathroom.

Outside is a shared access path leading to the gardens, with a large courtyard garden directly behind the house with several sheds for storage.

Agents Note: The current owners park directly in front of the property but this land is not included in the Land Registry title plan for the property.

Utilities

- Services: Mains gas, electricity, water & drainage
- Council Tax: Band C
- Local Authority: Mid Devon District Council
- Tenure: Freehold

The property is situated right in the 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

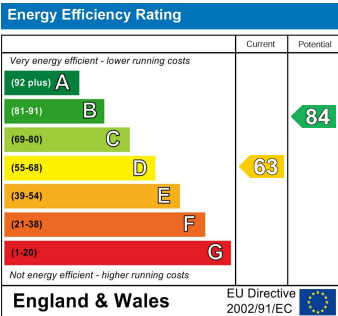


Directions

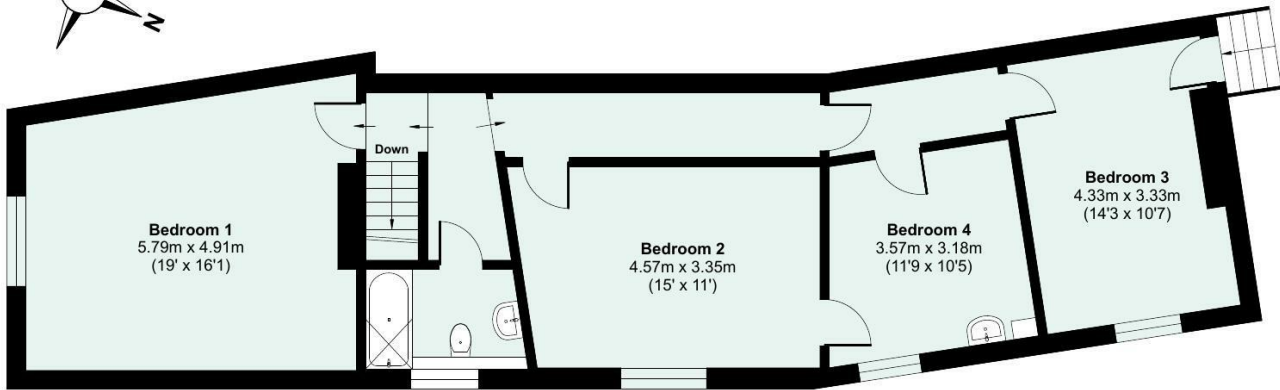
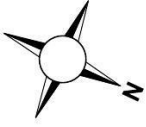
Viewings

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

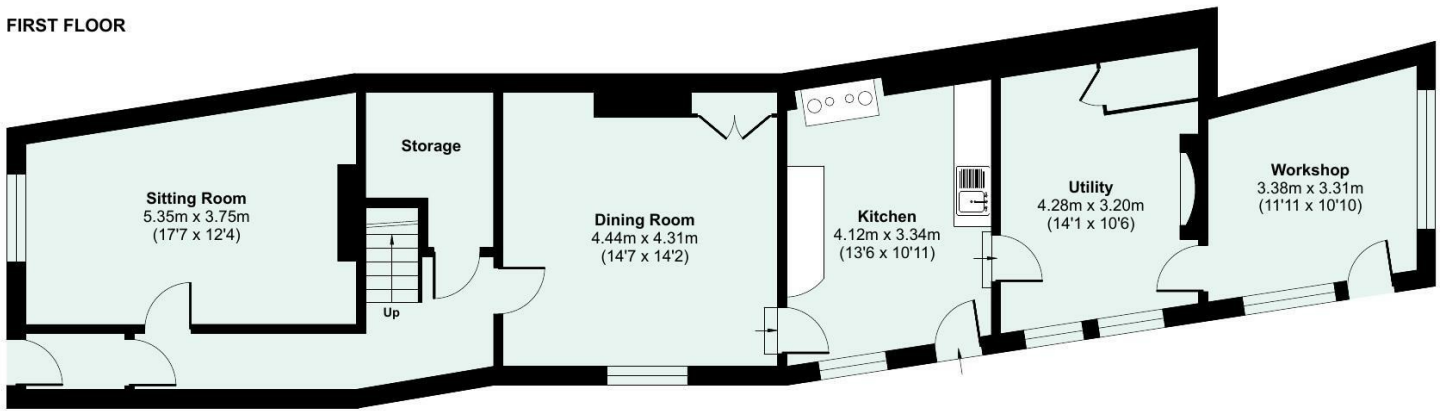
EPC Rating:



Approximate Area = 1933 sq ft / 179.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1526876



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