

Guide Price £299,950



24 High Street, Cullompton, EX15 1AA

- Character accommodation in a central position
- Hallway entrance
- Rear dining room
- Three double bedrooms
- Large rear garden & Garage
- Spacious sitting room
- Modern fitted kitchen
- Utility with downstairs shower room & study/playroom
- Luxury family bathroom
- Gas central heating & double glazed throughout

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

24 High Street, Cullompton EX15 1AA

Offering spacious accommodation with character features and high ceilings, this three bedroom home has been fully renovated to a high standard throughout by the current owners and is ready to move straight into!



Council Tax Band: B



The property has been lovingly restored to provide a spacious and characterful home, in the very heart of the town, offering a large rear garden (with shared rear access) and garage.

A generous entrance hall leads into a good sized sitting room, which features a large sash window to the front aspect and stairs to the first floor.

The hallway leads to the rear, opening into a modern fitted kitchen, with ample cupboard space and work surfaces.

At the rear, there is a dining room extension with further utility room with modern downstairs shower room adjacent to a useful additional room which could provide additional guest bedroom space or a study/playroom.

Upstairs, there are three good sized bedrooms with a luxury family bathroom, fitted with a roll top bath and separate shower. Outside, the garden is accessed via a shared pathway with the neighbour at number 22 which leads to a large elevated rear garden which is laid to lawn with vegetable beds and single garage (accessible through a shared access through an archway).

Services: Mains gas, electricity, water and drainage

Council Tax: Band B

Local Authority: Mid Devon District Council

Tenure: Freehold

The property is situated right in the from 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

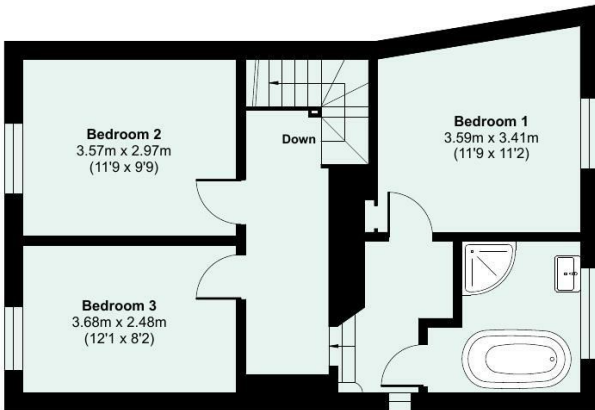
Viewings

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

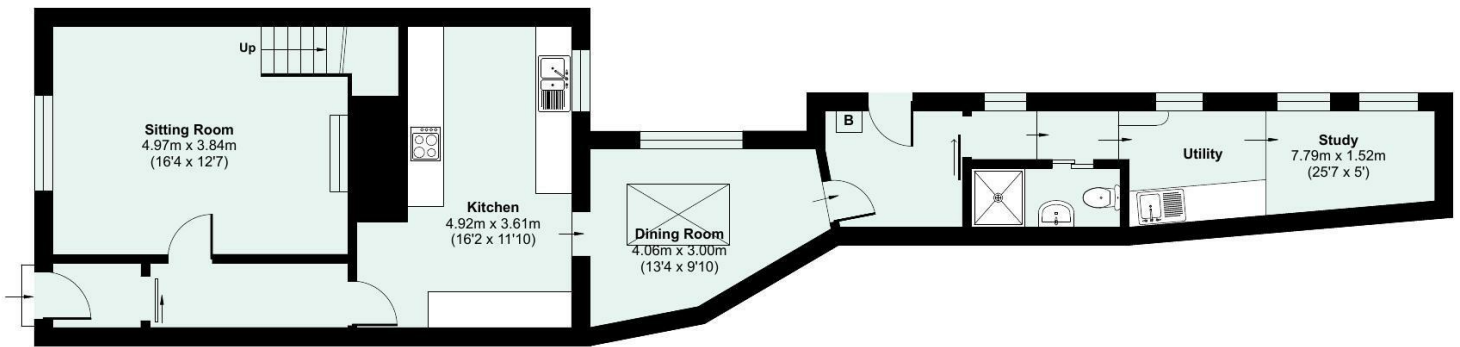
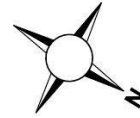
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 1368 sq ft / 127 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: 1526870



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