Guide Price £99,950

seddons

5 Shepherds Court, Fore Street, Cullompton, Devon, EX15 1LD

- Two light & well proportioned bedrooms
- Fitted kitchen with integrated appliances
- Large landing/study area
- Central location
- Electric heating
- Open plan living accommodation
- High ceilings with exposed timber beams
- Modern shower room
- Walking distance to shops & amenities
- No onward chain

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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Fore Street, Devon EX15 1LD

A spacious top floor flat with two good sized bedrooms and a large open plan living room/kitchen. Central position close to the town's amenities. No onward chain.

2 1 1 D Council Tax Band: A

LongDescription

This upper floor apartment offers generous accommodation with a spacious open plan reception room and kitchen.

The kitchen is fitted with a good range of units with integrated electric oven and hob with extractor hood and integrated fridge/freezer.

There are two good sized bedrooms with a modern shower room with wood effect vinyl flooring and white suite and there is a large landing/ study area.

The property has electric night storage heating.

Services: Mains electricity, water and drainage.
Tenure: Freehold
Council Tax: Band A
Local Authority: Mid Devon District Council
Lease: 115 years remaining
Ground rent: £50 per annum approx
Service charge: £90 per month approx
Ground rent & service charge to be confirmed through solicitors.

Cullompton has a range of shops, including an award-winning butcher's, a florist, Tesco, Co-op, Aldi and Home Bargains supermarkets and popular coffee shops and cafes, including 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include primary schools, Cullompton Community College (secondary education), a contemporary health centre, library and community centre and established doctor's surgeries, a veterinary practice, churches, sports clubs, pubs and recreation facilities.

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 and Honiton stations, to London Paddington (in about 2 hours) and London Waterloo, respectively. The '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.10 miles

Please see the floor plan for the dimensions. The internal photos were taken with a wide-angle lens to show more of the rooms.

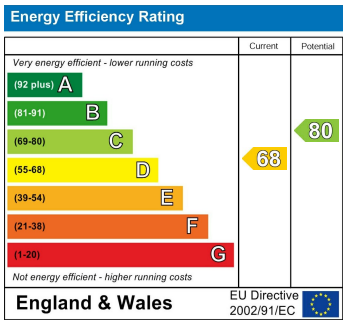
Directions

DIRECTIONS:

Viewings

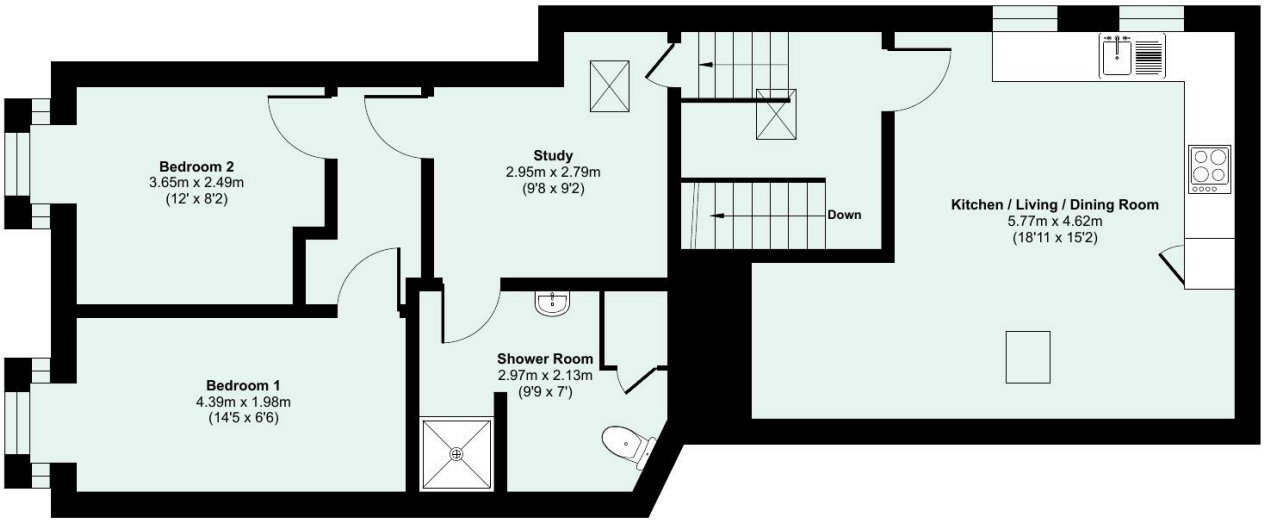
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

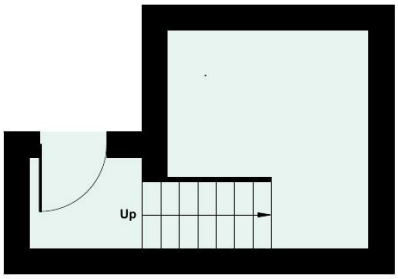


Approximate Area = 808 sq ft / 75 sq m

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). Produced for Seddon Estate Agents LLP. REF: 1477108

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