

12 Langlands Road

STAGS

12 Langlands Road

Cullompton, EX15 1JE

An immaculately presented semi-detached three-bedroom home in a popular location with off street parking and a garage, offered to the market with no onward chain.

- Semi Detached Home
- Three Bedrooms
- Open Plan Living/Dining Area
- Garage
- Council Tax Band C
- No Onward Chain
- Immaculately Presented
- Off Street Parking
- Conveniently Located
- Freehold

Guide Price £270,000

DESCRIPTION
12 Langlands Road is an immaculately presented three-bedroom home which has been recently modernised by the current owners, offered to the market with no onward chain. Enjoying excellent access to Cullompton town centre, which is within a short walk. The M5 can be accessed at Junction 28 within 0.6 miles. The property consists of a stunning lounge/dining room and a newly fitted kitchen, including a brand-new oven, with a large sunroom on the ground floor. Upstairs the property is served by three good sized bedrooms and a family bathroom.
Outside there is ample private parking along with an attached garage which runs the length of the property providing ample storage. To the rear of the property is a good-sized garden which is predominantly laid to lawn with an area of decking making a real sun trap.

SERVICES
Mains electricity, water, gas and drainage. Gas Central Heating.
Ofcom predicted broadband services in the area - Standard & Superfast.
Ofcom predicted mobile coverage for voice and data in the area: Internal – Three (variable), Vodafone. External – Vodafone (variable),EE, Three and O2.
Local Authority: Mid Devon District Council.

DIRECTIONS
What3Words: ///loosens.archduke.circus
Google Drop Pin: https://maps.app.goo.gl/8PcNs1Wk7cv6Q1tt8















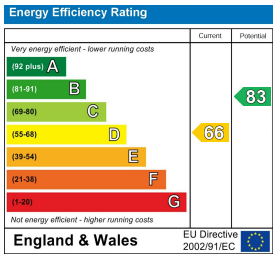




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



STAGS



19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705