

On E Hunga  
Forge Way  
Station Road  
Cullompton  
Devon  
EX15 1GT

Offers In Excess Of: £270,000

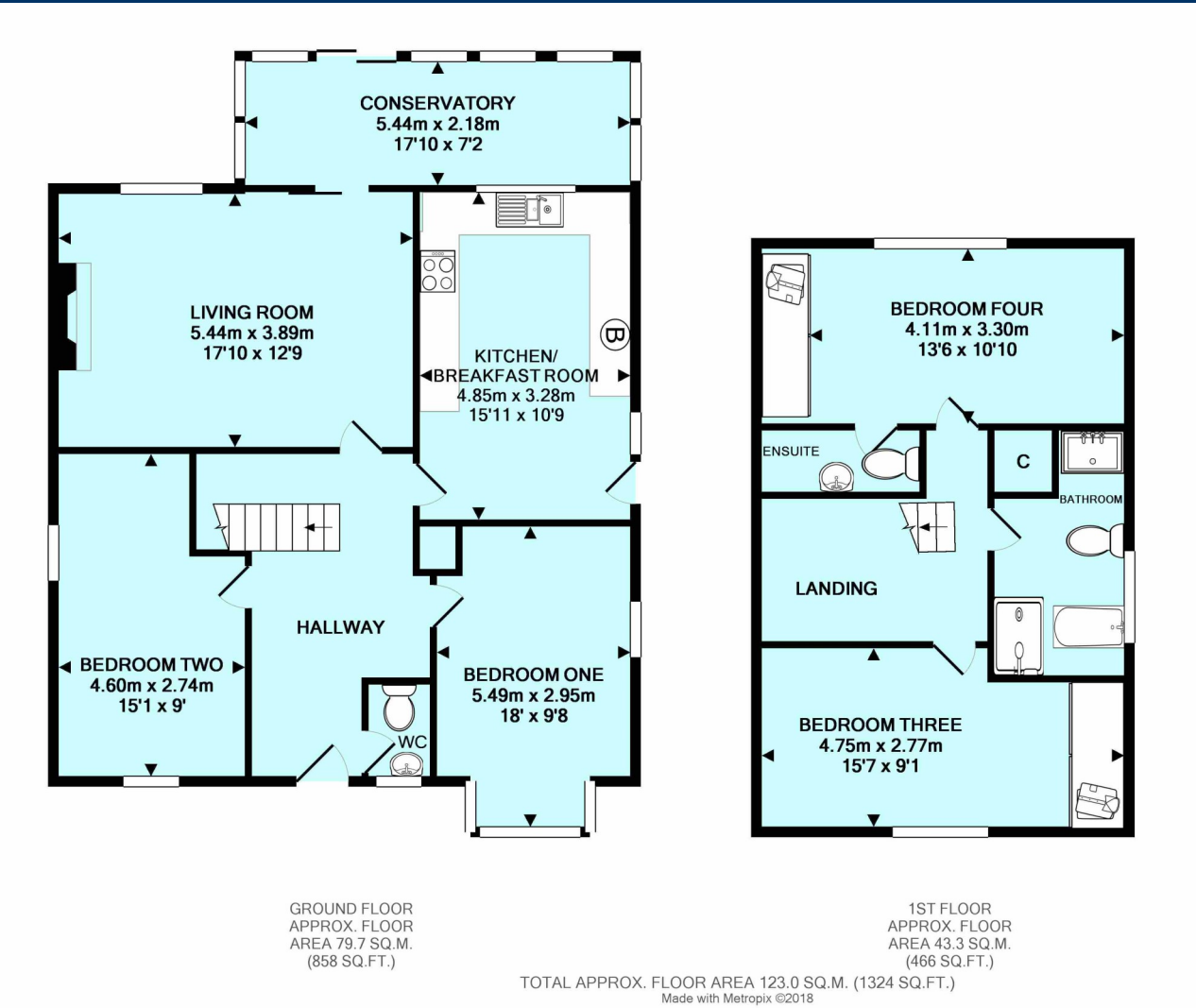
GENERAL REMARKS AND STIPULATION:-

**Tenure:** The property is offered for sale freehold, by private treaty with vacant possession on completion.

**Council Tax Banding:** D  
**Energy Rating:** D



Tel: 01884 38832  
Gold's Place, 26 High Street, Cullompton, Devon,  
EX15 1AA



**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**8. Financial Evaluation** 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.



On E Hunga  
Forge Way, Cullompton, Devon EX15 1GT

OIEO £270,000





**DESCRIPTION:**

The property is approached via private wrought iron gates leading to a block paviour driveway providing parking for two vehicles. The versatile accommodation on offer briefly consists of a storm porch with uPVC door providing access to the entrance hallway, which has tiled floors with ease of maintenance in mind and offers storage cupboards and stairs rising to the first floor. Off the hallway is the downstairs partly tiled w.c offering a low level wc, wash hand basin and heated towel rail. Bedroom One can be found on the ground floor to the front of the property and enjoys plenty of natural light from the large window incorporating a window seat and feature circular window, while Bedroom 2 is opposite and enjoys a dual aspect. The kitchen/diner has been cleverly re-designed and offers cream matching base and wall units with contrasting black worktops, with space for a washing machine, tumble dryer and dishwasher. The kitchen benefits from a ceramic four ring electric hob with extractor over and eye level double, and there is plenty of space for family dining furniture, while a rear door leads onto the side garden and garage beyond. The lounge is private and situated to the rear of the property, enjoying views over the rear garden. This room leads through to the conservatory which has a door opening onto the rear garden.

The first floor landing gives access to Bedroom 3, which has fitted wardrobes, while Bedroom 4 benefits from an en-suite with wc and basin. Completing the internal accommodation is the family bathroom with a four piece white suite.

Outside the mature gardens have several areas of interest with an array of shrubs and flowerbeds along with a delightful water feature and an area of patio. The side garden offers a workshop, a greenhouse and two sheds and has gated access to the separate garage with driveway parking.

This home is a real find and is located in a secure area offering excellent value for money and benefits from easy access to the road networks in the heart of Cullompton.

**SITUATION:**

The popular market town of Cullompton offers a good selection of local amenities including super-markets, a range of health and leisure centres, both junior and senior schools and the award-winning Padbrook Golf Club. With junction 28 of the M5 motorway close by Cullompton has prominent commuter links with the Cathedral City of Exeter and the Somerset town of Taunton. Approximately 5 miles north of town is the main line railway station of Tiverton Parkway.

**DIRECTIONS:**

From our Cullompton office, take the B3181 and turn right onto Station Road. Immediately take the first right onto Forge Way, and On E Hunga can be found on the right hand side as indicated by our For Sale board.



**A superbly proportioned four bedroom detached 1980s chalet style bungalow set on a generous plot and benefitting from a detached garage and workshop with ample parking and being perfectly positioned within walking distance to the town centre, this home offers more than meets the eye.**

**ACCOMMODATION** *[All measurements are approximate]*

**Ground Floor:** **ENTRANCE, HALL, WC, LIVING ROOM:** 5.44m x 3.89m (17'10 x 12'9), **KITCHEN/BREAKFAST ROOM:** 4.85m x 3.28m (15'11 x 10'9), **CONSERVATORY:** 5.44m x 2.18m (17'10 x 7'2), **BEDROOM ONE:** 5.49m x 2.95m (18' x 9'8) , **BEDROOM TWO:** 4.60m x 2.74m (15'1 x 9')

**First Floor:** **BEDROOM THREE:** 4.75m x 2.77m (15'7 x 9'1), **FAMILY BATHROOM, BEDROOM FOUR:** 4.11m x 3.30m (13'6 x 10'10) **WITH EN-SUITE BATHROOM**