



29 Raleigh Drive  
Cullompton EX15 1FZ

**WILKIE MAY  
& TUCKWOOD**

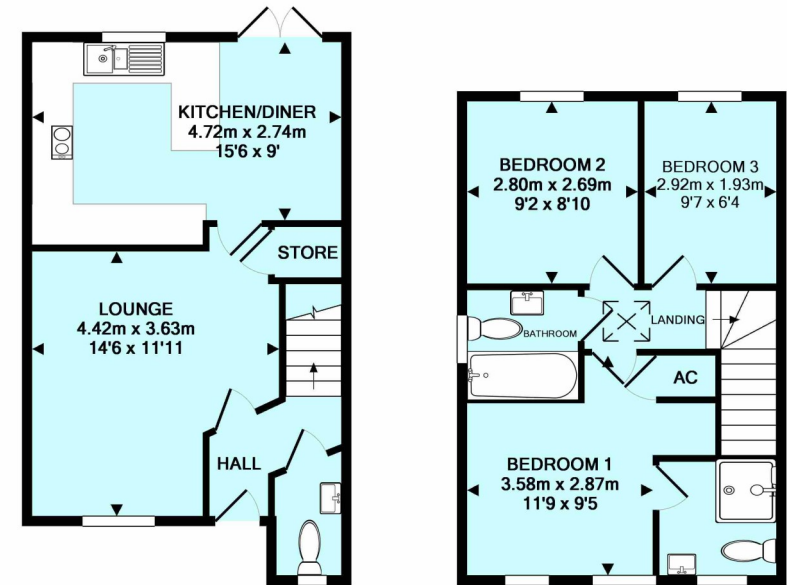


**Move straight in to this immaculate modern three bedroom semi-detached home. Boasting a west-facing private garden, a car port and a separate allocated off-road parking space. Located in a highly sought-after cul-de-sac and offered to the market with no onward chain.**

## DESCRIPTION:

With an open plan kitchen/diner and patio doors giving access to the rear garden area, this fantastic property is perfect for the social household. The kitchen comes fitted with a built-in dishwasher, fridge freezer and four ring gas hob with oven under and extractor over. The lounge is to the front of the property and a door then gives access off the entrance hallway to the downstairs cloakroom w/c. To the first floor there are three bedrooms—the master has an en suite shower room w/c and it comes with mirror fronted wardrobes. Bedroom two is a double and to the rear of the property. Bedroom three is a single in size. Externally, the property benefits from a west facing garden, which has an excellent sense of privacy not being overlooked. It is fully enclosed with a patio area and a good space to the side where there is a wooden storage shed and a path with gated access that leads to the car port which provides undercover off-road parking for one vehicle. There is also an off-road allocated parking space for a separate vehicle in a communal courtyard close by. The property itself comes with UPVC double glazing and gas central heating. As it was built in 2012, it still has the remainder of the NHBC 10 year guarantee. Offered to the market with no chain this property is a must see! Viewings by appointment only.

**29 Raleigh Drive  
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EX15 1FZ  
Price: £219,950**



GROUND FLOOR  
APPROX. FLOOR  
AREA 34.3 SQ.M.  
(369 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 33.3 SQ.M.  
(359 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.6 SQ.M. (728 SQ.FT.)

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## GENERAL REMARKS AND STIPULATION

**Tenure:** FREEHOLD  
**Council Tax Banding:** C  
**Energy Rating:** C

**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 has any authority to make or give any representations or warranty whatever in relation to this property on behalf 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. Photographs taken and details prepared March 2014.

**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.

**WILKIE MAY  
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