



**15 Exeter Hill**  
Cullompton EX15 1DJ

**£135,000**

**WILKIE MAY  
& TUCKWOOD**

**Offered to the market with no onward chain, this immaculate large two double bedroom home is the perfect first time buy or investment property! Boasting light and airy living accommodation throughout, this property offers excellent value for money.**

## DESCRIPTION:

Move straight in to this lovely period home, situated in the heart of Cullompton Town. With no onward chain, the accommodation on offer is as follows: A spacious lounge with attractive feature gas fireplace and mantle over. A small step up leads into the light and airy dining area, with plenty of room for large dining furniture. The kitchen is to the rear, with a four ring gas hob with oven under and extractor over and space for all appliances, The bathroom is to the ground floor and has an electric shower over the bath and a stainless steel towel radiator.

To the first floor, there are two extra generous double bedrooms, ideally sized for two sharing as relatively equal in size. The landing has a window keeping the first floor light and airy in suit of the rest of the house. Externally, the garden to the rear is mainly laid to lawn and there is a storage space to the back, with a timber fence enclosing the garden. The garden can be accessed via the kitchen door or the side entrance. There is shared access with the next door neighbour. Call the office to view—this property offers amazing value for money!

## DIRECTIONS:

From our Cullompton branch, follow the B3181 through the High Street, passing all the shops. Pass the post office on your left and the library on the right onto Exeter Hill. The property can be seen by our For Sale Sign on the left hand side.

**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.

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Price: £135,000**

## GENERAL REMARKS AND STIPULATION

**Tenure:** FREEHOLD  
**Council Tax Banding:** A  
**Energy Rating:** E

## **ACCOMMODATION:** Maximum measurements

### Ground Floor:

**Lounge:** 12'7 x 10'11

**Dining Room Area:** 10' x 9'11

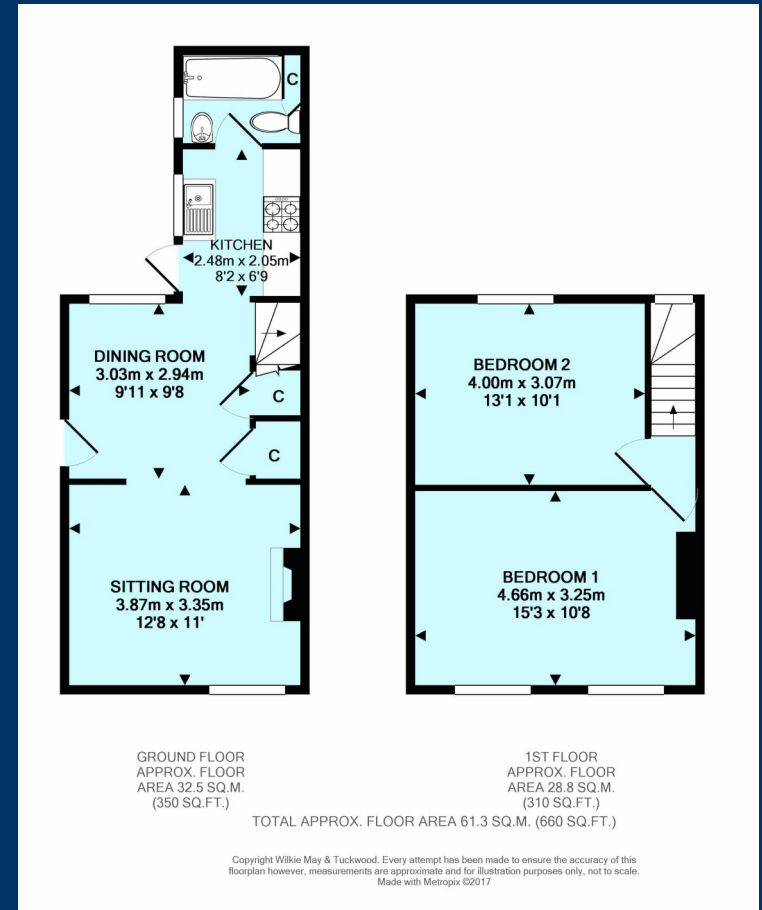
**Kitchen:** 8'4 x 7'2

**Bathroom:** 7'0 x 6'1

### First Floor:

**Bedroom One:** 13' x 10'3

**Bedroom Two:** 15'5 x 10'8



**WILKIE MAY  
& TUCKWOOD**



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