

7 Greenhouse Gardens
Cullompton
Devon
EX15 1US

Price: £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: B

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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.



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£270,000





DESCRIPTION:

Briefly the accommodation comprises of an entrance storm porch with new uPVC door leading to a large entrance hall with a downstairs w.c and stairs rising to the first floor. The lounge is bright, airy and spacious in size with French doors leading onto the rear garden. The comprehensively upgraded kitchen/diner offers a modern range of carefully chosen gloss cream base and wall units complemented by contrasting worktops. The kitchen benefits from a five ring ceramic hob with extractor over and integrated dishwasher, washing machine and fridge freezer. There is plenty of space for family dining furniture and the room is filled with natural light from the French doors which lead directly out onto the rear garden.

To the first floor, the landing benefits from a large window allowing plenty of natural light into the space. There are three good sized bedrooms, with the master bedroom offering mirror fitted wardrobes and an en-suite with double walk in shower. Completing the internal accommodation is the family bathroom which is partly tiled and offers a white three piece suite with shower over the bath.

Outside the front garden is predominately laid to lawn and edged with shrubs whilst the rear garden is fully enclosed with gated access off the driveway, making this space ideal for children and pets. This delightful garden is mainly lawn with an area of patio making a perfect seating area in the summer months. The driveway provides parking for two vehicles, beyond which the garage benefits from electrics and has a personal door leading directly onto the rear garden

The property has uPVC double glazing throughout and is warmed by gas central heating. This home is neutrally decorated and presented in show-home condition throughout and offers very comfortable living accommodation.

SITUATION:

The popular market town of Cullompton offers a good selection of local amenities including supermarkets, 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 the Cullompton office of Wilkie May & Tuckwood follow the road travelling in the Honiton direction on the B3181 (Station Road) passing Tesco's on the right and the Weary Traveller public house on the right. Follow this road over the motorway bridge taking you out of town. Take your first right into Culm Lea and then immediately bear right, turn left onto Greenhouse Gardens. Number 7 Greenhouse Gardens can then be found on your left hand side as indicated by our for sale board.



Situated on a generous plot in the popular Rivel's Green development, this beautifully presented three bedroom detached house is offered to the market in show home condition and benefits from solar panels, a garage and driveway parking for two vehicles.

ACCOMMODATION *[All measurements are approximate]*

Ground Floor: HALL, WC, LIVING ROOM: 5.48m x 3.07m (18' x 10'1) KITCHEN/DINING ROOM: 5.47m x 2.87m (18'10 x 9'5)

First Floor: BEDROOM ONE WITH ENSUITE: 3.30m x 2.84m (10'10 x 9'4) BEDROOM TWO: 3.91m x 2.84m max (12'10 x 9'4)
BEDROOM THREE: 2.89m x 2.56m (9'6 x 8'5), BATHROOM: 1.93m x 1.87m (6'4 x 6'2)