



Cambridge Way, EX15 1GQ

A spacious three bedroom semi-detached house on a desirable development on the outskirts of Cullompton, with off road parking and garage.

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DESCRIPTION:

A fantastic three-bedroom semi-detached home finished to a very high standard with a superb open plan layout to the ground floor.

Cullompton boasts a wonderful community feel within a beautiful countryside setting with easy access to the M5 and amenities including a range of high street shops, 2 supermarkets, leisure centre, doctors surgery, Padbrook Hotel, primary and secondary schools, library and community centre.

You enter the property into a spacious entrance hall, on your left-hand side is the cloakroom with WC, sink and hand basin. The open plan kitchen/sitting room is light and spacious and provides a great space to entertain. The kitchen has integrated fridge freezer, dishwasher, washing machine, oven, extractor hood and gas hob, with a generous number of wall and base units which provide ample storage space. Double French doors lead you from the sitting room, directly into the enclosed rear garden.

Upstairs there are three bedrooms, the master bedroom includes an ensuite and walk-in wardrobes. Bedroom two is a double size room with window facing the front aspect. Bedroom three is a single room with window facing the front aspect. Airing cupboard with storage space and boiler. The family bathroom has a bath with shower over, partially tiled walls, WC and sink.

OUTSIDE:

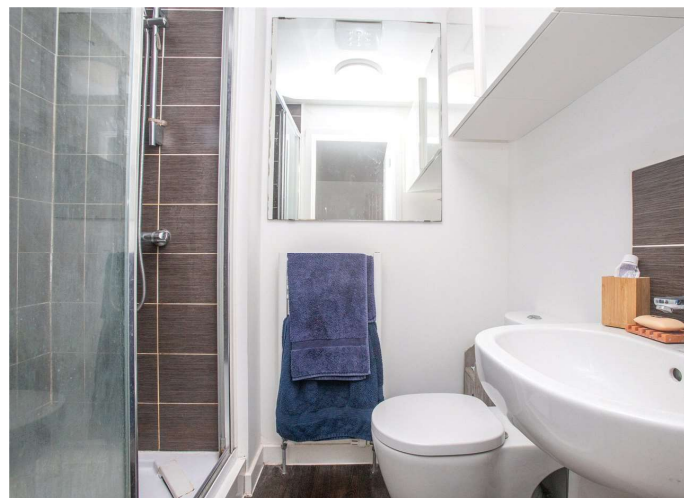
There is a larger than average garden with direct access to the attached garage with a tarmac driveway.

Services:

Mains electric & gas, water & sewerage charges.

Directions:

what3words:- imperious.divorcing.lloms



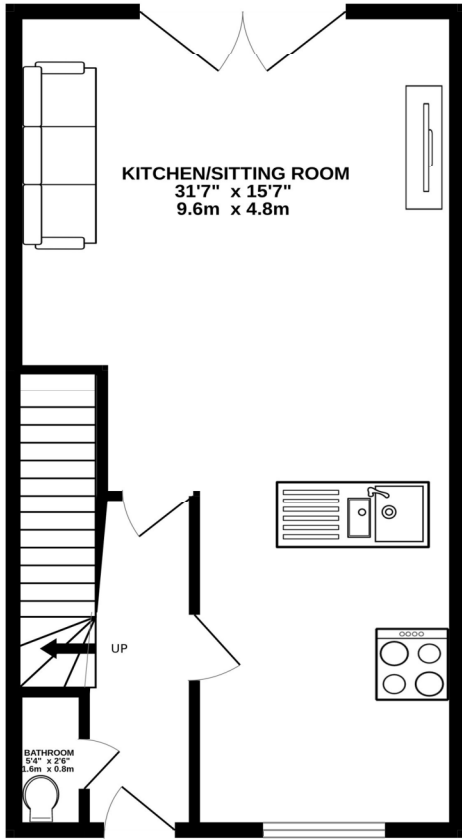
AT A GLANCE:

- Large open plan kitchen, diner & living area
- Superb kitchen with built in appliances
- 3 bedrooms, master with walk in wardrobe & ensuite
- Family bathroom with shower over bath
- Good sized rear garden
- Garage and off road parking
- Excellent commuting links

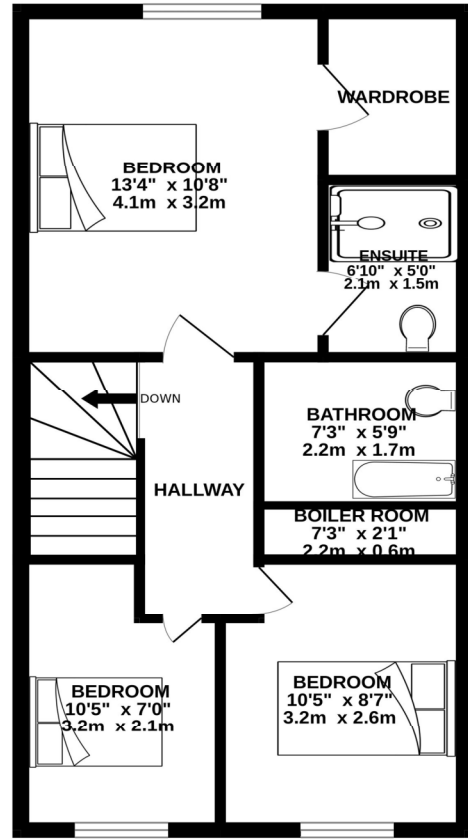
PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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