

gth



53 Knightswood

Cullompton, Devon

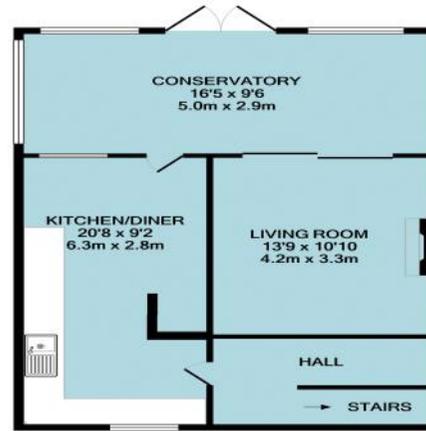
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53 Knightswood, Cullompton, Devon EX15 1EX

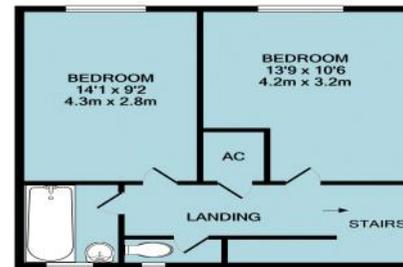
A spacious two bedroom family home tucked away in a small cul-de-sac situated within the town of Cullompton.

Tiverton Parkway & M5(J27) 7 miles; Exeter 18 miles; Taunton 19 miles (all distances approximate)

Guide Price **£154,000**



GROUND FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-89)	B		
(72-80)	C		
(63-69)	D		
(54-62)	E	52	75
(45-53)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE: For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Description

A spacious 2 bedroom family home quietly tucked away in this small cul-de-sac. Whilst in need of modernisation, this property lends itself as an ideal property for a first time buyer or investor purchaser. The property currently comprises of **Entrance Hall**, large area with stairs rising to the first floor and ample space for hanging coats and shoes. **Kitchen/Diner**, a good size room with matching range of wall and base units with continuous work surface, space and plumbing for washing machine and a space for a cooker, whilst benefitting from ample space for a table and chairs. **Living Room**, a large room with central fireplace and patio door leading to **Conservatory**. A UPVC room providing additional living space with double doors leading out to the garden. **Landing** leading to **Bedroom 1**, a large double room with rear aspect and rural views. **Bedroom 2** another large double room with rear aspect and rural views. **Bathroom**, with matching suite of bath, sink with separate WC.

Outside

The property is approached via a private pathway leading to the front door. The rear gardens is accessed via the Kitchen/Diner or Living Room. Good sized gardens with large patio area with raised grassed area and small shed.

Situation

Cullompton which offers an excellent selection of shopping and healthcare facilities, with access onto the M5 motorway at Junction 28 and mainline railway station at Tiverton Parkway (J27). Exeter lies to the south and Taunton to the north, both offering a wide variety of facilities, as befitting those of county and regional centres.

Services

All mains services are connected, including gas.

Local Authority

Band B - Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP. Tel: (01884) 255255.

Directions

From J28 of the M5, proceed to the town centre. At the traffic lights, turn left and continue through the town. At the first roundabout, take the first left, and then immediate left turn into Knightswood. Follow the road around and the property can be found via a path on the left hand side.