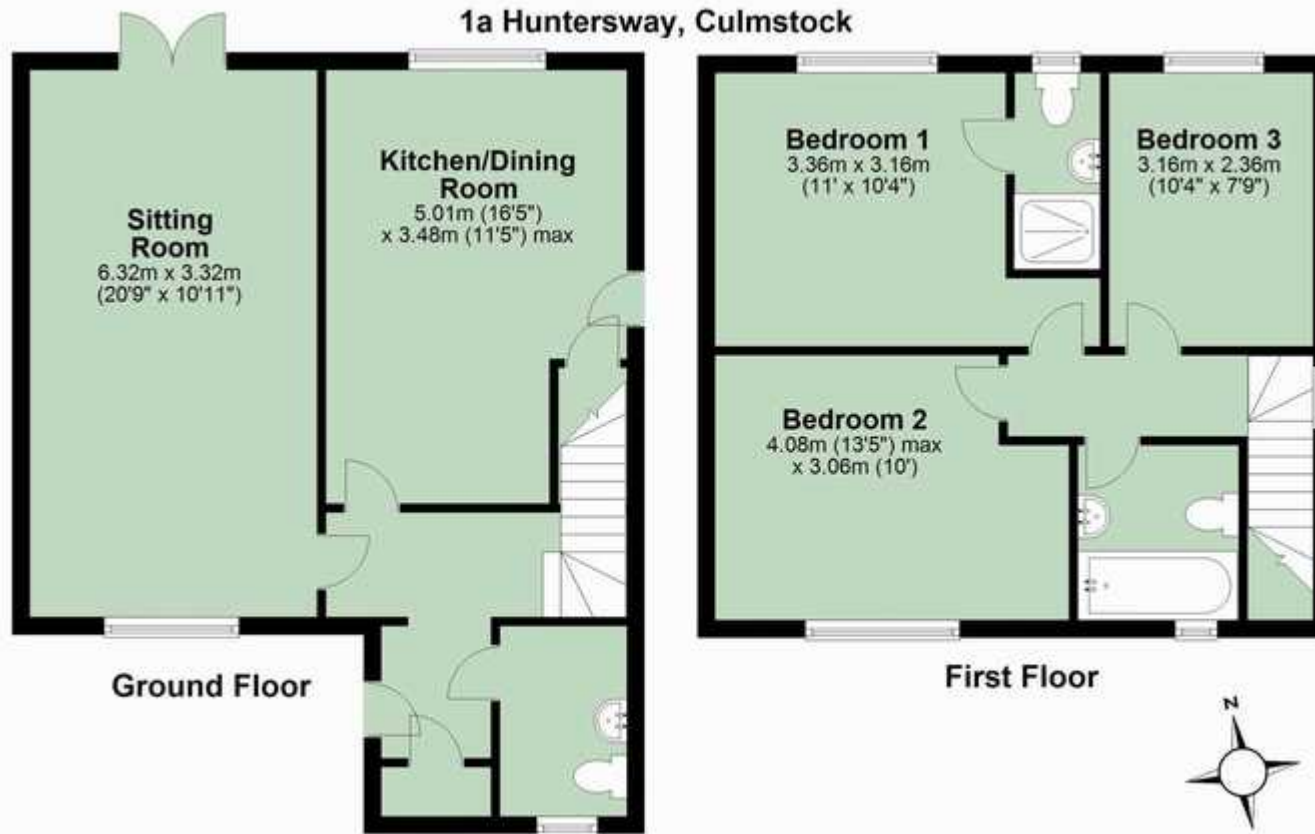


1a Hunters Way, Culmstock, Devon, EX15 3HJ



Floor plans for layout identification purposes only. Not to scale.



Total Area Approx 93.4sq/m 1005.5sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC.

A fantastic opportunity to buy this brand new 3 bedroom detached home in a sought after village location with ample parking and good size garden.

1a Hunters Way, Culmstock, Devon, EX15 3HJ

£295,000

- Brand new with 10 year NHBC warranty
- Under floor heating downstairs
- Fitted kitchen with integral appliances
- Large sitting room
- 3 bedrooms with master en-suite
- Plenty of parking
- Generous, enclosed rear garden
- Close to amenities/pub/river walks
- Good local primary school
- Uffculme secondary school catchment

The Property

A beautifully finished, newly built, three bedroom detached property located within the popular village of Culmstock and a short walk from the local primary school. The kitchen/dining room has been fitted with modern units and integral appliances with under floor heating on the ground floor and radiators upstairs, with all zones thermostatically controlled. There is a spacious sitting room which looks out over the garden and upstairs, there is three generous bedrooms with master en suite and family bathroom. Outside, there is a large fully enclosed garden and to the front of the property there is a large gravelled area to park a number of vehicles.

Culmstock has a good range of amenities including a popular shop and cafe, pre-school, primary school, local pub 'The Culm Valley Inn', church and village hall. Nearby Uffculme has a renowned secondary school (Ofsted rated 'Outstanding') and the larger towns of Cullompton and Wellington are within easy reach. Culmstock lies within the Blackdown Hills, designated as an Area of Outstanding Natural Beauty and renowned for country pursuits.

The M5, rail links and Exeter International Airport are quickly accessible, ideal for commuting from this tranquil village location.

Exeter c. 22 miles

Junction 27 M5 & Parkway Station c. 7 miles

Junction 28 M5/Cullompton c. 9 miles

Wellington c. 7 miles

Taunton c. 16 miles

NB: In line with Section 21 of The Estate Agents Act 1979, Seddons estate agents LLP are bound to disclose that the vendor of this property is related to a member of their staff in the Cullompton office.

Services: Mains water, electricity, drainage. Air source heat pump.

Council Tax: Band B



Enquiries: Please contact Cullompton office on 01884 32100 or email: cullompton@seddons.com

Energy Performance Certificate (EPC): Seddons have a full EPC for this property, available on request or via the internet.

Mortgage required: Contact Graham Land at Seddons Financial on 01884 33677 or graham.land@seddons.com

Lettings: Buying an investment? Contact Seddons Lettings on 01884 32100 or cullomptonlettings@seddons.com for advice on rents and property management.

Directions: From Seddons' Cullompton office, proceed to the left, out of the town in the direction of Willand on the B3181. Proceed through Willand and continue for approximately 1.25 miles to Waterloo Cross. Turn right here on the A38 for Wellington and after approximately three miles take the right turn sign posted to Culmstock, passing over the motorway. Continue to the village and where the road bears right just after the primary school on the left, turn left into Hunters Hill and then take the second right into Huntersway, where number 1a can be seen on the left at the end of the close.



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LETTINGS 01884 253500 • LONDON 020 7467 5330 • FINANCIAL 01884 253500

Whilst every attempt is made to ensure our sales particulars are Fair, accurate and reliable, they are only a general guide to the property.

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