

26 Cambridge Way
Cullompton, EX15 1GQ

£355,000
Guide price



 4  2  3 **EPC C**





- 4 double bedrooms, master en suite
- Large kitchen dining room
- Utility with access to the garden
- Cloakroom
- Generous sitting room
- Study or bedroom 5
- Modern family bathroom
- Private, rear garden with sunny aspect
- Garage and parking for two cars
- Quick motorway access
- Taunton and Exeter 20-30 mins



Would you like to have a look?
Contact our Cullompton office
01884 32100
cullompton@seddons.com

Vendor says, 'We love the private garden and hedgerow. Inside, our favourite room is the kitchen/dining room, where we spend the most time! The house is lovely and airy and very cosy in the winter. The green space out the back is lovely - we have enjoyed living here.'



The Property

A large family home that would suit a growing family with plenty of space for the kids to run around! The large kitchen dining room is the hub of the house and has patio doors opening out on to the lovely rear garden where the afternoon/evening sun can be enjoyed. There is a generous sitting room to unwind in and a separate study or bedroom five. Upstairs, there are four generous bedrooms, with a master en suite and family bathroom. To the side of the property there is parking on the drive and a larger than average garage with rear access into the garden.

Cullompton has a full range of amenities including a Tesco and Aldi supermarket, schools and recreation provision. Junction 28 of the M5 can be quickly accessed from the town leading south to Exeter and north to Taunton, both approximately 20-30 minute drive.

Exeter City Centre - c.14 miles

Exeter International Airport - c. 13 miles

Tiverton Parkway Station - c. 6 miles

Taunton - c. 19 miles

NOTE: There will be a management fee to maintain the communal areas which is common with new developments. The current fee is £133.34/per annum, to be paid to Meadfleet. Please check these details with your solicitor.

Utilities

Mains water, electricity, gas and drainage

Council Tax

Band E

Directions

From Seddons Cullompton office proceed to the right through the town to the roundabout at Padbrook Park and turn right into Swallow Way, continue to the top of the hill, turning left into the new development. Proceed on Swallow Way and then turn left into Cambridge Way. Continue through the street, where you will see number 26 on your right with a Seddons' board.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(85-91) B		(81-91) B	
(79-84) C		(69-80) C	
(73-78) D		(55-68) D	
(69-72) E		(39-54) E	
(65-68) F		(21-38) F	
(55-64) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.