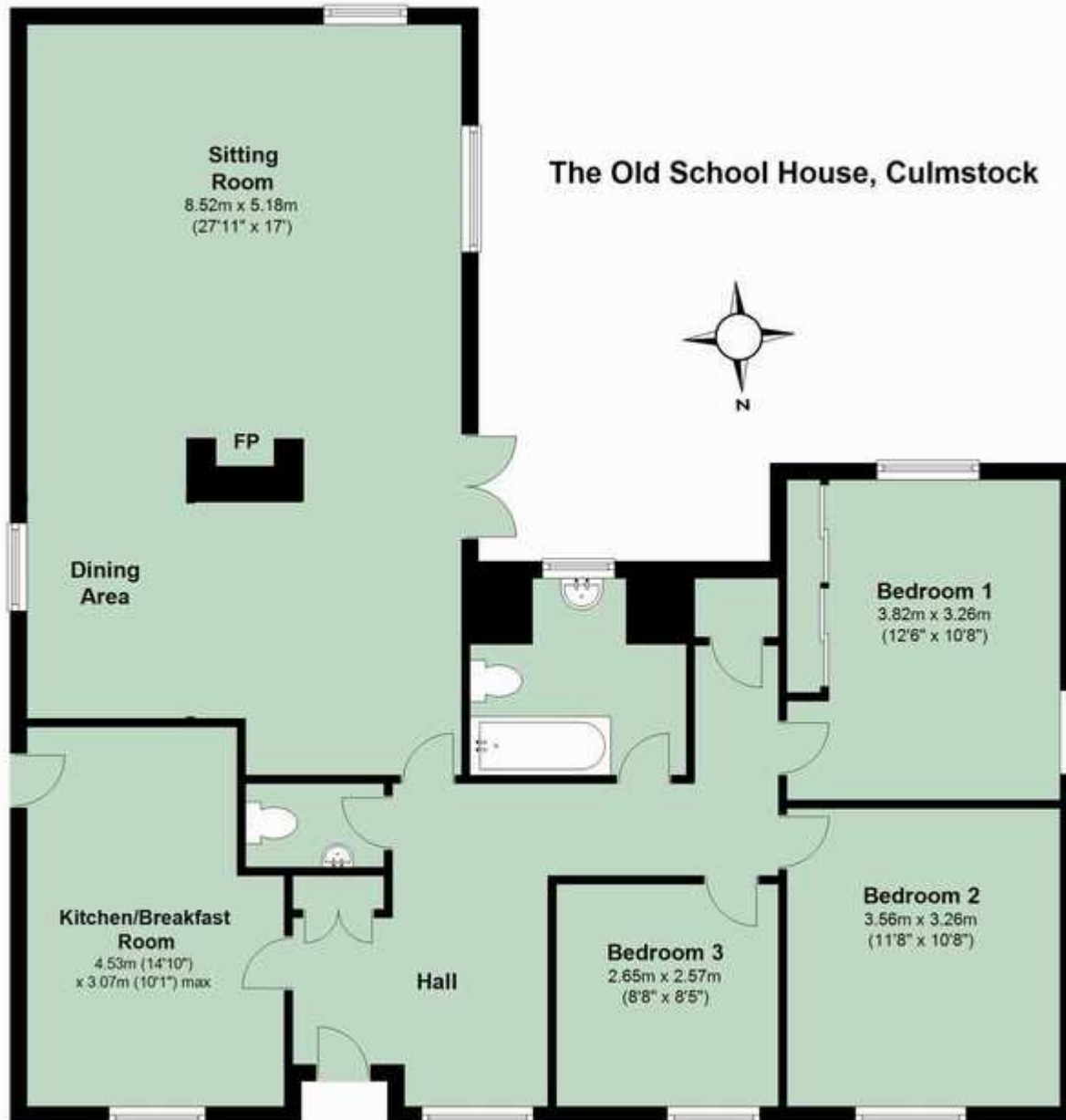


Old School House, Fore Street, Culmstock, Devon, EX15 3JD





Total Area Approx 114.8sq/m 1235.4sq/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.

Beautifully presented detached three bedroom bungalow in the popular village of Culmstock with an enclosed rear garden and parking for up to 4 cars.

## Old School House, Fore Street, Culmstock, Cullompton, EX15 3JD

**£375,000**

- Village location
- Good local primary school
- Beautiful river walks nearby
- Generous sitting dining room with wood burning stove
- Kitchen
- 3 bedrooms
- Bathroom and cloakroom
- Pretty southerly facing garden
- Parking for up to 4 cars
- Taunton and Exeter 20-30 mins

Energy Efficiency Rating		Energy Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			75
	41		43

EU Directive 2002/91/EC

## The Property

Originally the Church hall, then later a school house, this beautifully presented detached bungalow is situated in a convenient position within walking distance to the village amenities and stunning river walks. The property emanates light throughout the property due to double and triple aspect in many of the rooms and in particular, the large sitting dining room. The bungalow offers generous proportions with two double bedrooms and a single, family bathroom, kitchen and a spacious hall which the current owner is using as a small office area. To the rear of the property there is pretty, southerly facing garden which has patio and lawned areas and established flower beds. The garden is fully enclosed, giving a great deal of privacy.

To the front of the bungalow there is off road parking for up to four cars and a side gate leading you to the rear garden.

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

**Services:** Mains water, electricity, oil and drainage.

**Council Tax:** Band D

**Enquiries:** Please contact Cullompton office on 01884 32100 or email: [cullompton@seddons.com](mailto: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](mailto:graham.land@seddons.com)

**Lettings:** Buying an investment? Contact Seddons Lettings on 01884 32100 or [cullomptonlettings@seddons.com](mailto: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 at the large new roundabout adjoining the new development take the right turn sign posted Uffculme B3440. Proceed for approximately a mile and a half into the village square. Keep to the right and leave via Bridge Street, passing through Craddock to Culmstock, approximately 2.5 miles. On entering the village, take the first turning on your right into Fore street where you will see The Old School House set back along this road.





[www.seddons.com](http://www.seddons.com)

BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • DULVERTON 01398 324488 • HONITON 01404 44100

TIVERTON 01884 253500 • LETTINGS 01884 253500 • LONDON 020 7467 5330 • FINANCIAL 01884 33677

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify the position for you.

Seddons is a trading name of Seddon Estate Agents LLP which is a Limited Liability Partnership registered in England and Wales. Partners: Nick Seddon, Rob Hann, Bridget Froud. Associate Partners: Dan Barclay

