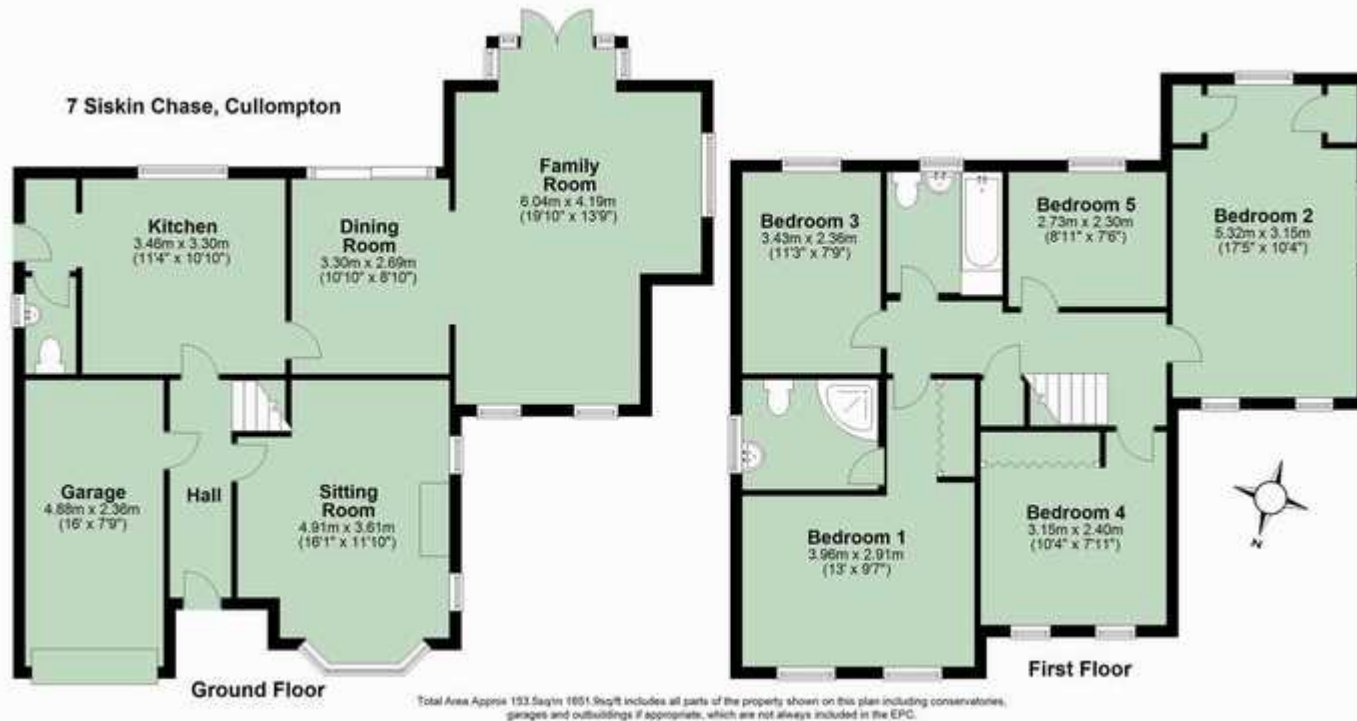


7 Siskin Chase, Cullompton, Devon, EX15 1UD



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



A spacious family home with country views, five bedrooms and exceptional reception space including a large separate family room. The property is enhanced by a garage and off street parking.

7 Siskin Chase, Cullompton, Devon, EX15 1UD

Guide Price £400,000

- 5 bedrooms
- 2 bathrooms and guest WC
- Mature rear garden
- Garage and off street parking
- 3 reception rooms
- Over 1,600 sq ft of accommodation
- Popular cul-de-sac location
- Exeter and Taunton 20-30 mins

| Energy Efficiency Rating | | Energy Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs 95-100 A 81-94 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions 151-199 A 114-149 B 81-113 C 55-80 D 39-54 E 21-38 F 1-15 G Not environmentally friendly - higher CO ₂ emissions | |
| | T1 | 62 | 66 |
| England & Wales | | England & Wales | |

The Property

TO BE SOLD BY INFORMAL TENDER.

This superb property occupies a very pleasant corner position at the end of a cul de sac, adjoining rolling countryside. The house is ideal for a large family or perhaps someone needing extra accommodation. The large rear garden has been beautifully landscaped to further take advantage of the rural outlook with pleasant sitting areas and there is ample parking and a garage to the fore.

Siskin Chase lies a short distance from the Cullompton town centre which has a full range of amenities including shopping facilities, 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 to 30 minutes drive. The North and South Devon coastlines and the moors of Exmoor and Dartmoor, all lie within a moderate car journey and are enjoyed by many living in the Culm Valley area, within easy reach of the M5 corridor.



Services: All mains services connected.

Council Tax: Band E

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 our offices on the High Street in Cullompton turn right and proceed out of town to the right through Fore Street. At the roundabout adjoining Padbrook, take the exit to the right into Swallow Way. Siskin Chase is the fourth turning to the left. Proceed straight ahead where number seven can be seen at the end on the left.



www.seddons.com

BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • DULVERTON 01398 324488 • TIVERTON 01884 253500
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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