



St. Andrews Estate, Cullompton, EX15

Discover the perfect family retreat in the heart of Cullompton! This spacious five-bedroom home offers the ideal blend of comfort and convenience, with ample living space for the entire family.

Winkworth

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DESCRIPTION:

Situated in the charming town of Cullompton, this ideal family home has been thoughtfully extended by the current owner to provide five/six bedrooms and a spacious garden. Perfectly located just a stone's throw from the local primary school, it offers both convenience and room to grow.

A welcoming staircase leads to the front door, opening into an entrance hallway that flows seamlessly into the lounge on the right. The lounge provides ample floor space for furnishings, enhanced by a large window overlooking the front elevation.

At the heart of the home is the kitchen, positioned at the rear of the property. Designed with family life in mind, this modern space features sleek grey and white wall and base units, plumbing for a washing machine and dishwasher, space for a fridge/freezer, and an integrated oven and hob. With excellent storage options and direct access to the garden, the kitchen is both practical and stylish.

Upstairs, the property offers five generously sized bedrooms, three of which are doubles, and a family bathroom complete with a WC, hand basin, and a shower. A sixth versatile bedroom is perfect as a guest room, home office, or playroom, catering to the needs of a growing family.

The tiered garden is a standout feature, offering significant space and potential. Stone chippings added by the current owners could be converted into private parking (subject to planning permission). The remaining garden tiers are laid to lawn, with a seating area at the top that boasts lovely views. Additional amenities include a brick-built storage shed and an outdoor WC.

Adding to the home's versatility, two fully insulated and heated rooms offer endless possibilities. These spaces could serve as a teenager's retreat, a home office, or a personal gym, making this property truly adaptable to modern family life.

Council Tax: Band B - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:- Using the what3words app, search:-

yard.locker.helped



AT A GLANCE:

- Motivated Seller**
- Five Bedrooms**
- Lounge**
- Kitchen Diner**
- Generous sized rooms throughout**
- Large Garden**
- Close to Local Amenities**
- Travel Links Nearby**

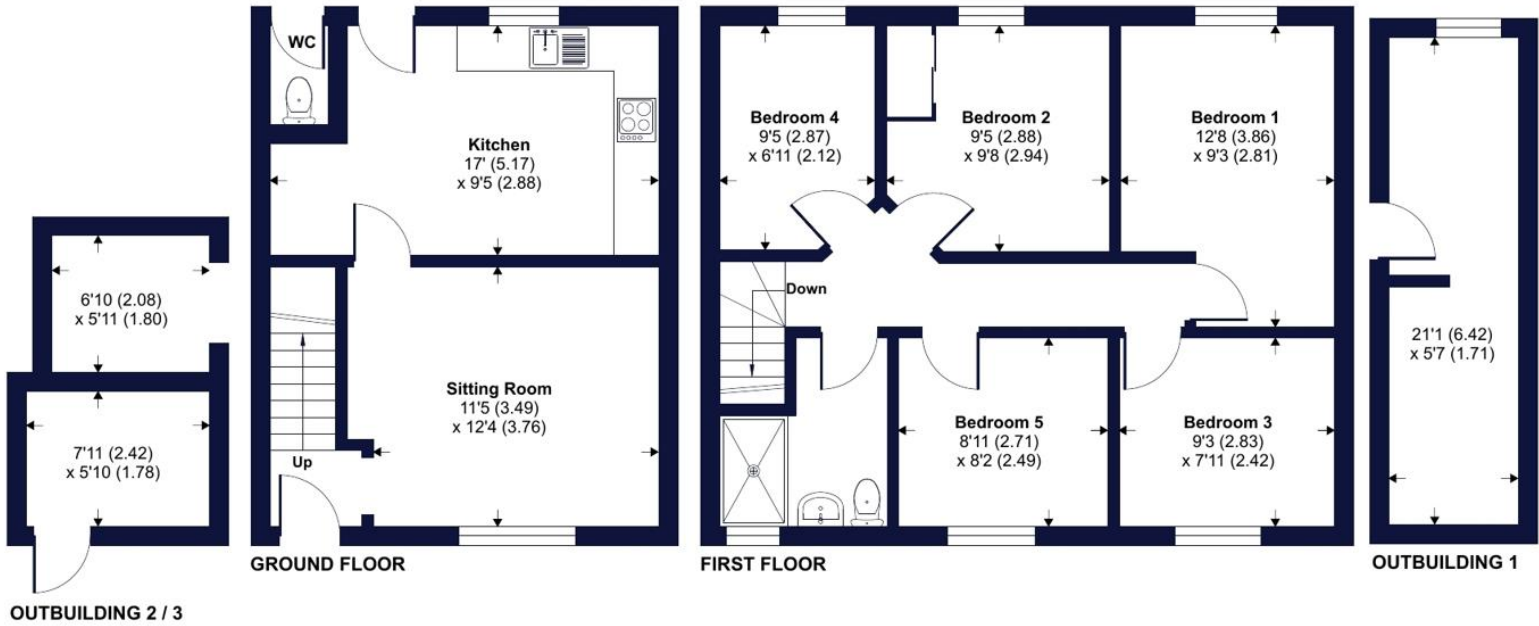
PROPERTY INFORMATION:

- Freehold**
- Council tax Band: B**
- Mains electric, gas, water and drainage.**

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Approximate Area = 922 sq ft / 85.6 sq m
 Outbuildings & WC = 215 sq ft / 19.9 sq m
 Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Winkworth. REF: 1229349

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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