



Bond
Oxborough
Phillips

Changing Lifestyles

Bluebell Cottage

3 Energic Terrace

Cullompton

EX15 1BD



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £325,000



Changing Lifestyles

01837 500600

Bluebell Cottage, Cullompton, EX15 1BD.



A beautifully presented end-terraced home with a blend of characterful features, modern internal benefits and a private rear enclosed garden with perfect transport links on your doorstep...

- Beautifully Presented Cottage
- Freehold Parking for Two Vehicles
- Large Living Room w/Gas Burner
- Three Double Bedrooms
- Family Bathroom
- Rear Enclosed Private Garden
- Desirable Character Features Throughout
- Short Walk to Town Centre
- Mains Gas Central Heating
- Brand New Boiler, Guttering and Loft Boarding
- No Onward Chain
- EPC - C



Are you in search of a meticulously presented and characterful 'cottage' boasting modern interior living, immediate proximity to the M5 and A30 transport links, and conveniently situated near local businesses and amenities?

Presenting Bluebell Cottage, a charming three-bedroom end-terraced residence formerly named 3 Energetic Terrace, blending seamlessly character features with contemporary comforts. Suitable for long-term family living, investment purposes, or even as a lock-up-and-leave option due to its accessibility, location and condition, this property offers versatile potential.

Upon entering, you are greeted by a practical utility area featuring a Belfast sink, wooden worktops, ample storage space, and accommodation for two white goods. Transitioning into the kitchen/dining area, the contemporary ambiance continues with exposed beams, generous worktop space, room for a large cooker, and ample floor space for dining arrangements.

The adjoining living room maintains the modern yet historic atmosphere with naturally illuminated walls, dual aspect windows, wood flooring, and a gas burner fireplace, offering flexibility in furniture arrangement. Window seats also adorn both the kitchen and living room, a perfect spot for a quick coffee or to create additional seating for guests.

Ascending to the first floor, three inviting bedrooms await, each offering ample space for relaxation, with bedroom two boasting additional space adjacent to the chimney breast. Completing the upper level is the family bathroom, strategically located opposite bedroom one for convenience.

Outside, the rear of the property features a private and landscaped garden, ideal for outdoor gatherings or pet-friendly activities, while off-street parking for two cars enhances practicality.

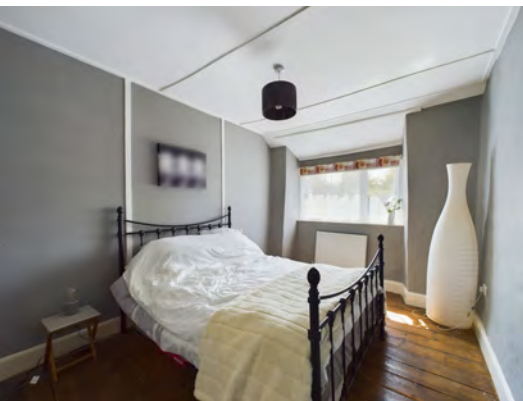


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Bluebell Cottage is located with superb access to High Street amenities, supermarkets, and within walking distance to popular local primary schools St. Andrews & Willowbank, as well as community college boasting good ofsted reports. Situated in the town of Cullompton, residents benefit from access to essential services such as medical facilities, veterinary practices, renowned local butcher Veysey, Culm Florist and the charming Bakehouse Coffee Shop/Bistro.

The area is surrounded by idyllic countryside, offering ample opportunities for outdoor activities, with the nearby Blackdown Hills recognized as an Area of Outstanding Natural Beauty. There are also many local eateries and takeaway options. Convenient transportation links, including the M5 motorway, enable swift travel to nearby urban centers such as Exeter and Taunton.

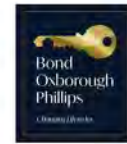
Furthermore, the property's strategic position in Mid Devon provides easy access to the breathtaking landscapes of Dartmoor and Exmoor national parks, as well as the stunning coastlines of both north and south Devon—all within a reasonable driving distance.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

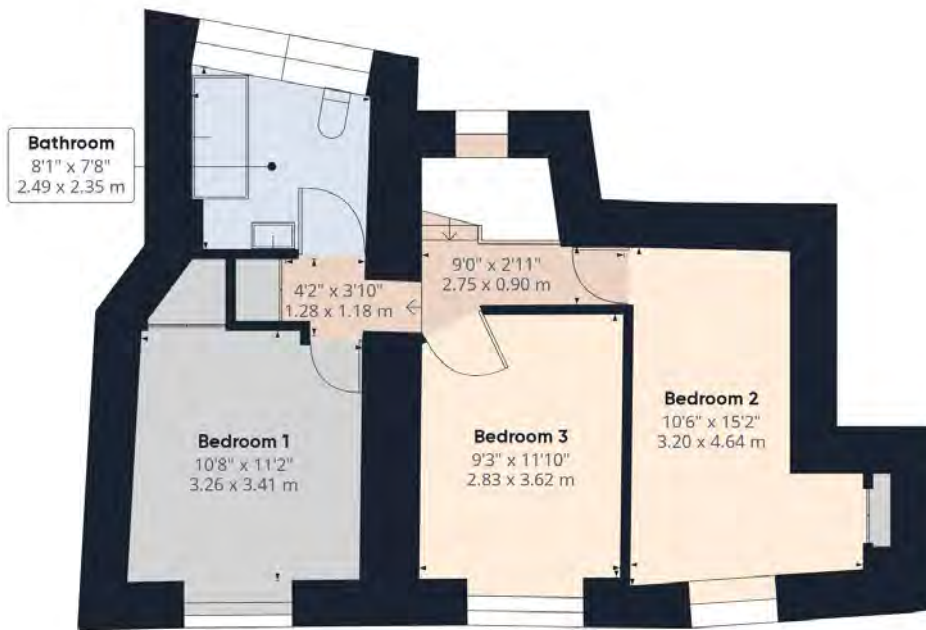




Floor 0

Approximate total area⁽¹⁾

1017.93 ft²
94.57 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.