

22 Langlands Road, Cullompton, EX15 1JE



Situated in a popular and well-established residential area of Cullompton, this attractive property offers comfortable and versatile accommodation, ideal for families, professionals and benefits from views over open parkland to the rear. The accommodation comprises an entrance hallway opening to the lounge which leads to the dining room, kitchen, conservatory, three bedrooms and family bathroom, large enclosed rear garden, garage and off road parking for up to three vehicles. Langlands Road is ideally placed for access to local shops, schools, and amenities, with Cullompton town centre close by. Excellent transport links are also within easy reach, including the M5, making this an ideal choice for commuters. Early viewing is highly recommended

Offers in the Region of £255,000 Freehold DCX02970



THE ACCOMMODATION COMPRISSES:

Entrance Hallway

Accessed via a part frosted front door, doors to the lounge, stairs to the first floor landing, laminate flooring and a radiator.

Lounge 15' 2" x 10' 8" (4.631m x 3.248m)

Front aspect uPVC double glazed window, television point, understairs storage cupboard, archway to the dining room and a radiator.



Dining Room 10' 0" x 6' 9" (3.051m x 2.064m)

Rear aspect upVC french doors to the rear garden, laminate flooring, radiator and access to the kitchen



Kitchen 7' 4" x 8' 8" (2.233m x 2.653m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above, plumbing for a washing machine and a part glazed door to the conservatory.



Conservatory 8' 5" x 7' 10" (2.572m x 2.388m)

Triple aspect uPVC double glazed window, uPVC double glazed door to the garden.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, family bathroom, access to the loft void above, airing cupboard with the water tank and slatted shelving.

Bedroom One 11' 7" x 8' 5" (3.518m x 2.559m)

Front aspect uPVC double glazed window, built in double wardrobes with hanging space and shelving, television point and a radiator.



Bedroom Two 10' 6" x 8' 5" (3.200m x 2.564m)

Rear aspect uPVC double glazed window with a view over open park land, radiator.



Bedroom Three

Front aspect uPVC double glazed window, radiator.



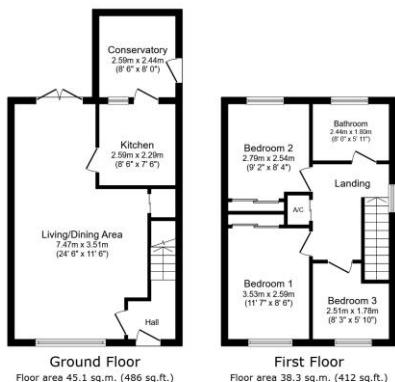
Family Bathroom

Rear aspect uPVC frosted double glazed window, three piece suite benefiting from a panel enclosed bath with a mixer tap and a Mira shower above, low level WC, wash hand basin, part tiled walls and a heated towel rail.



Rear Garden

Large enclosed rear garden with an extended decked area, lawn with a mature tree and shrubs, two out buildings door to the garage.



Total floor area: 83.4 sq.m. (898 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate and should not be relied upon. The vendor disclaims all responsibility for any inaccuracy, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybase.co

Garage

Metal up and over door, light and power, wall mounted boiler.

Front garden

Mainly laid to lawn with pedestrian access to the front door. Off road parking for 3 vehicles.

Extra information

The property benefits from solar panels which belong to the property.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

22, Langlands Road CULLERWICK EX19 1UE	Energy rating: B	Valid until: 6 August 2028
	Energy efficient?	Yes
	Certificate number:	0501-2893-7781-9208-9035
Property type	Semi-detached house	
Total floor area	66 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-renting-minimum-energy-efficiency-standard-letting-policies>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)