



16, Dartmoor Way, Cullompton, Devon, EX15 1UH

Guide Price £400,000

A stunning 4 double bedroom detached house that is situated in the sought after development of Saxon Fields in Cullompton. The property benefits from new Kardean flooring on the ground floor, the garage has been converted into another reception room (but it has been designed so someone can convert it back into a garage easily if they desired), the rest of the property benefits from an open/plan kitchen/dining/family room, a lounge, a utility room, a downstairs w/c, a family bathroom, an en-suite shower room, a driveway with parking for two cars and a landscaped rear garden with a large shed. The house is ideally situated over looking a country park, which has several walks and a stream. The owners have already found a property so there is already a complete chain with flexible completion dates available.

Hallway

Double glazed door to the front aspect, radiator, under stairs storage cupboard, stairs to the first floor, mountain oak Kardean flooring, doors to.

Lounge

A double glazed bay window to the front aspect, radiator x 2, tv points, mountain oak Kardean flooring,

Kitchen/Dining/Family Room

Kitchen Area

A range of matching floor and wall mounted kitchen units with roll top work surfaces and drawer units. Inset stainless steel sink with drainer and mixer tap over, integral oven, inset 4 ring gas hob with extractor and hob over, space for fridge/freezer, space for dishwasher, double glazed window to the rear aspect, mountain oak Kardean flooring, opening to,

Dining/Family Area

Double glazed French doors to the rear garden with side windows and a cat flap, radiator, mountain oak Kardean flooring, door to,





Utility room

Double glazed door to the rear aspect, a roll top worktop with storage below, space for washing machine, space for tumble dryer, mountain oak Karndean flooring, door to W/C and to the Den.

Snug/Garage

This room has been converted from the garage into another usable room. The garage door has been left in place so if anyone wants to convert the room back to a garage, they just need to remove the newly insulated wall that divides the room and the garage door. The room also has a radiator and multiple power sockets.

W/C

A low level W/C, a pedestal wash hand basin, extractor fan, obscure double glazed window to the side aspect, mountain oak Karndean flooring.

First Floor Landing

Loft access point, radiator, storage cupboard, doors to,

Bedroom 1

Double glazed window to the front aspect with views over the country park, radiator, door to,

En-suite

A double shower unit with floor to ceiling tiles, glass shower screen, pedestal wash hand basin, low level W/C, obscure double glazed window to the front aspect, extractor fan.

Bedroom 2

Double glazed window to the front aspect with views over looking the country park, radiator,

Bedroom 3

Double glazed window to the rear aspect, radiator.







Bedroom 4

Double glazed window to the rear aspect, radiator.

Family Bathroom

A panel bath with shower over, low level W/C, pedestal wash hand basin, extractor fan, obscure double glazed window to the rear aspect.

Outside Front

To the front of the house there is a double driveway with parking for 2 cars, the remaining garden is laid to lawn. There is a pathway leading to the side of the house giving access to the rear garden.

Outside Rear

To the rear of the house there is a large patio area that is currently used for al-fresco dining, the remaining garden is laid to lawn. There is a large shed and an outside tap and power points.

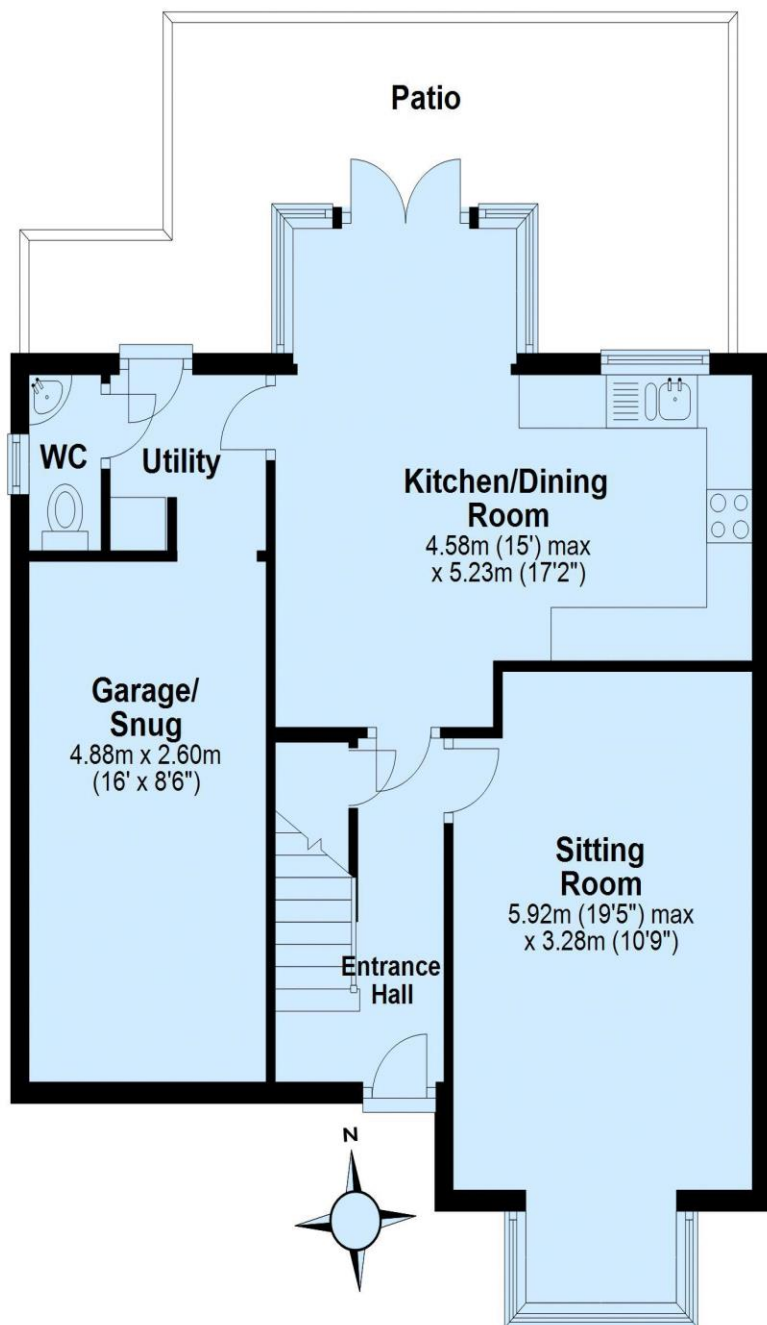
Information

DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller has a connection to Francis Louis.



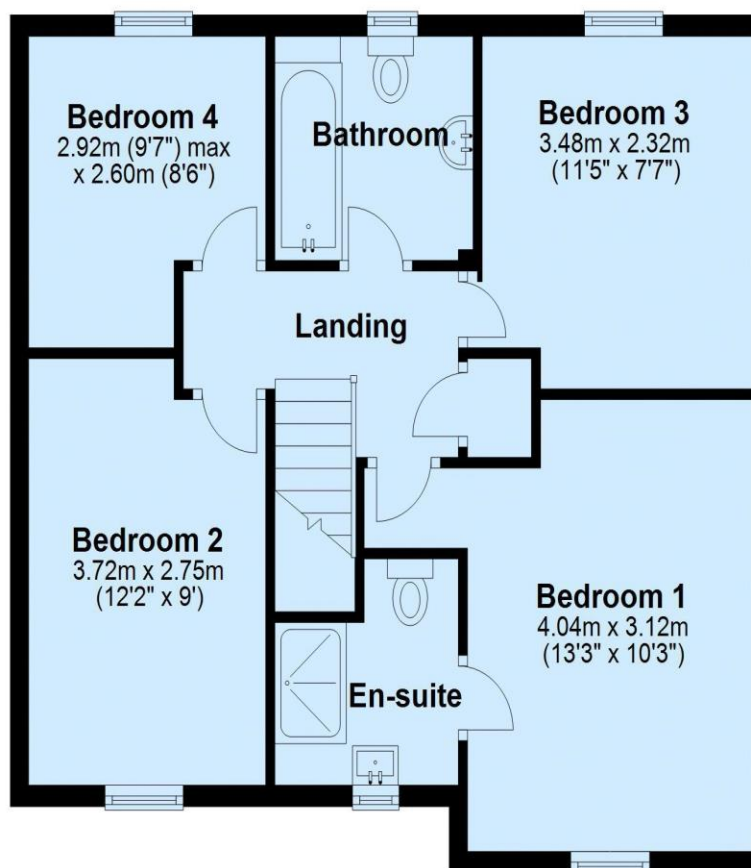
Ground Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 118.6 sq. metres (1277.1 sq. feet)

Agents Notes

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