

Guide Price £317,500



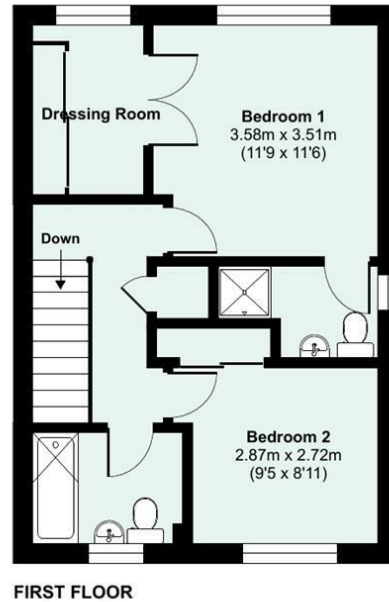
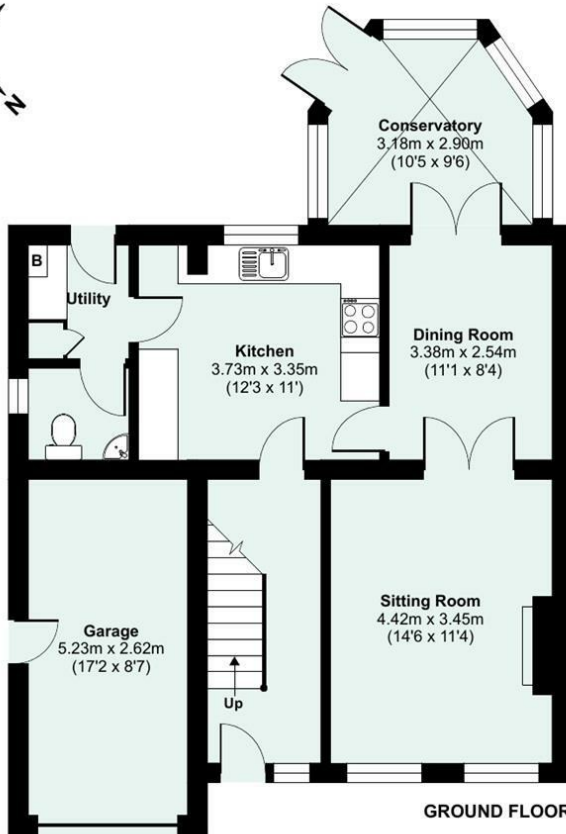
30 Manning Avenue, Cullompton, Devon, EX15 1QE

- No onward chain, ready to occupy
- Principal bedroom with en suite and dressing room
- Kitchen/breakfast room with integral appliances
- Downstairs cloakroom and utility room
- Garage and parking for two cars
- 2 bedrooms, could be reverted to 3
- Separate sitting room and dining room
- Hardwood conservatory extension
- Gas central heating and uPVC double glazing
- Easy to maintain garden

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Approximate Area = 1136 sq ft / 105.5 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1276 sq ft / 118.5 sq m
 For identification only - Not to scale



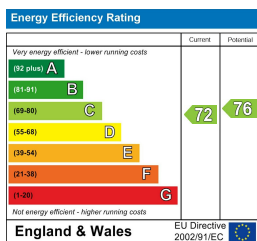
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Seddon Estate Agents LLP. REF: 1416973



Council Tax Band

D

EPC Rating



Viewings

Viewings by arrangement only. Please call 01884 32100 to make an appointment.