

Guide Price £350,000



Tall Silver Shortlands Lane, Cullompton, EX15 1HE

- Generous sitting room with French doors to garden
- Separate utility room & downstairs cloakroom
- En-suite to main bedroom & family bathroom
- Half garage storage with home office in the rear
- Driveway parking
- Large open plan kitchen/dining room
- Three double bedrooms
- Loft room with pull down ladder
- Enclosed south facing garden
- Gas central heating and double glazing

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

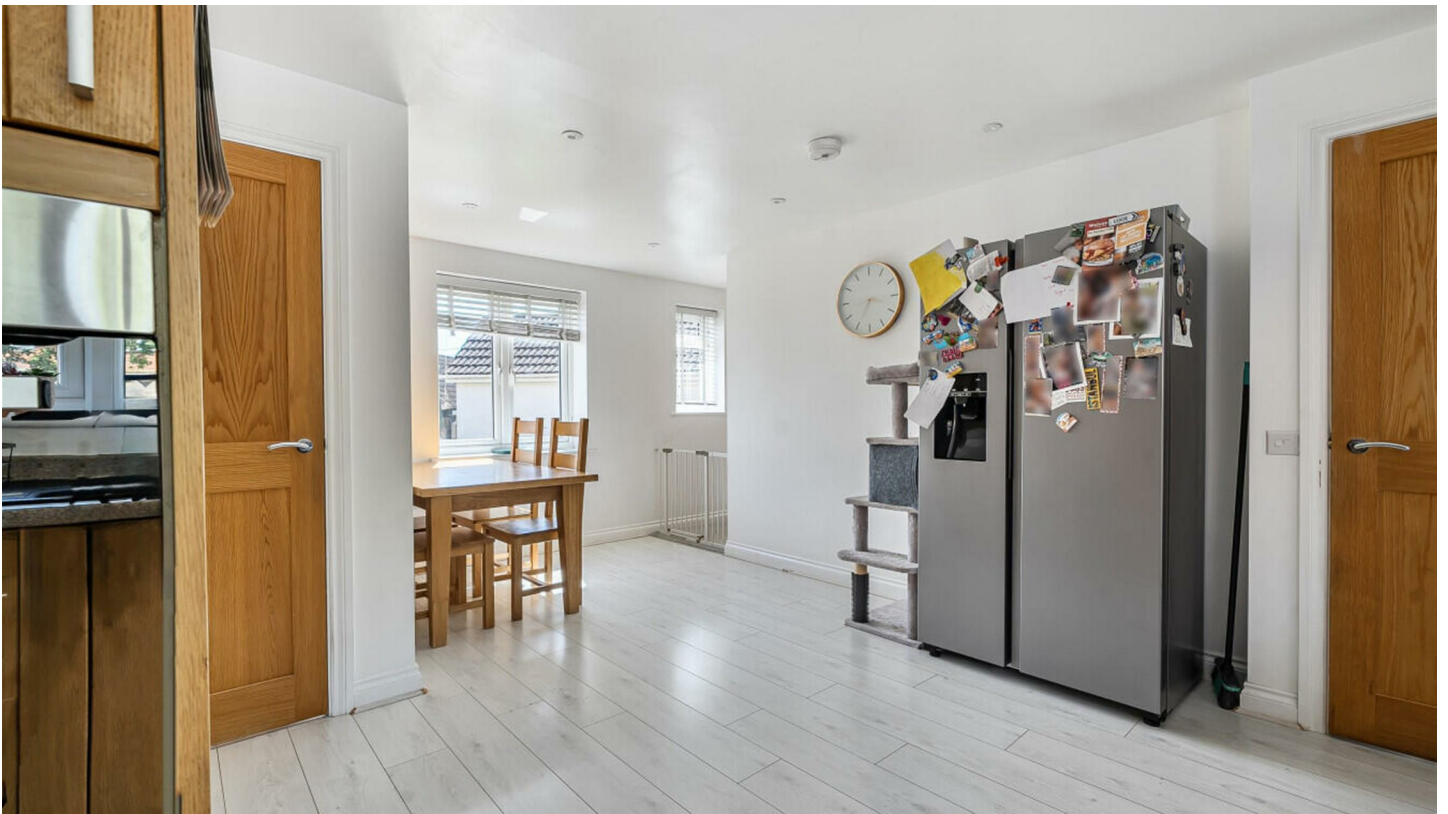


Tall Silver Shortlands Lane, Cullompton EX15 1HE

Offering versatile and spacious accommodation this modern detached family home benefits from three double bedrooms with a large converted loft room, two bathrooms and a south facing garden in a tucked away position a few minutes walk from the town centre.



Council Tax Band: D



The property offers spacious accommodation which is finished to high standard throughout with open plan living accommodation downstairs with a triple aspect sitting room and open plan kitchen/dining room with a modern fitted kitchen. There is a separate utility room with downstairs cloakroom and useful entrance porch in addition. Upstairs there are three good double bedrooms with an en-suite shower room in the main bedroom and modern family bathroom.

The loft has been converted to provide usable space, ideal for a hobbies room or home gym with a pull down ladder. Outside, there is an enclosed south-westerly facing garden, which is laid with lawn and some paving. At the front the garage has been sub-divided to provide storage with up and over door in the front and a home office with window and door to the garden. There is driveway parking for several vehicles, laid with chippings. Services: Mains gas, electricity, water & drainage. Tenure: Freehold Local Authority: Mid Devon District Council Council Tax: Band D Shortlands Lane lies a short walk from the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools,

Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities. From the house, there are popular walks through the surrounding country lanes, one leading to the rugby club! Cullompton is ideally placed for commuting, with quick access to Exeter via J28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. The 'Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport. Exeter c.14 miles Taunton c. 23 miles Tiverton c. 7 miles Tiverton Parkway Station c. 6 miles Honiton c. 11 miles Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

Viewings

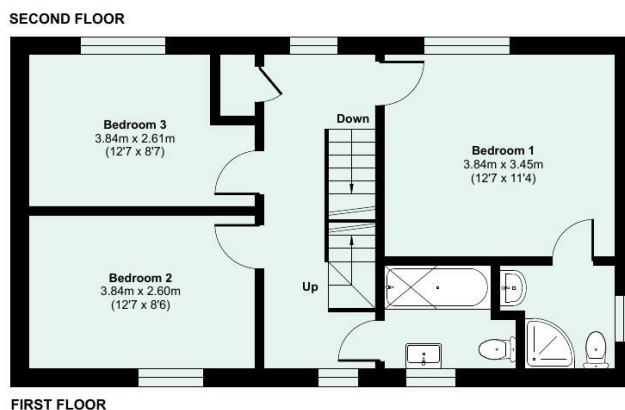
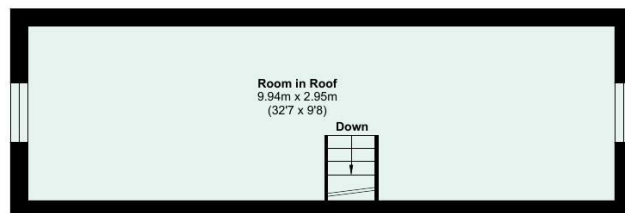
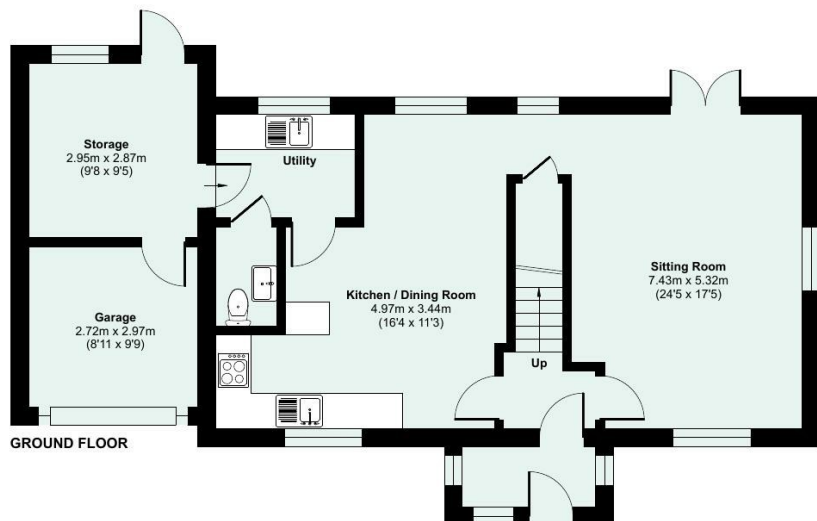
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1487 sq ft / 138.1 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1667 sq ft / 154.8 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1482644

