



Nightingale Lawns, Cullompton, EX15 1UB

welcome to

Nightingale Lawns, Cullompton

Offered with No Onward Chain, this three bedroom double bedroom detached home. The property features a fitted kitchen, spacious lounge/diner with garden access, cloakroom, an en-suite, and a family bathroom. Outside, there is driveway parking, an integral garage and rear garden.

CALL Fox & Sons to arrange a viewing of this detached three bedroom home which is offered to the market with NO ONWARD CHAIN. Located in a cul-de-sac position on the outskirts of the Town centre of Cullompton. The accommodation includes an entrance hall with access to all rooms and stairs to the first floor. To the front aspect is a fitted kitchen with a range of wall and base units, there is an integral garage and a cloakroom WC. To the rear of the property is a spacious lounge/diner with patio doors to the rear garden. Upstairs, the property benefits from three bedrooms. Bedroom one has an ensuite shower room and fitted wardrobes. Alongside two further double bedrooms and a family bathroom.

Externally, this property benefits from driveway parking, an integral single garage, and an enclosed rear garden. The rear garden is laid to lawn with a patio area.

Entrance Hall

Entrance hall with doors to all rooms, stairs leading to the first floor. Door to the garage.

Cloakroom

Double glazed window to the side, WC, wash hand basin, radiator, partially tiled.

Kitchen

11' 6" Max x 6' 7" (3.51m Max x 2.01m)

Double glazed window to the front, wall and base units with 1 1/2 bowl sink and drainer. space for a cooker, space for a fridge/ freezer and washing machine. Partially tiled, extractor hood.

Lounge

18' 2" x 10' 1" (5.54m x 3.07m)

Double glazed sliding door to the rear, Double glazed bay window to the rear aspect. Gas fire place, 2 x radiators. TV point and telephone point.





Landing

Doors to all rooms, radiator. Airing cupboard, loft hatch, double glazed window to the side.

Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to the front, radiator, built in wardrobes.

Ensuite Shower Room

Double glazed window to the front, radiator. WC, wash hand basin. Shower, shaver point, extractor fan, partially tiled.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window to the rear, radiator.

Bedroom Three

8' 3" x 10' 4" (2.51m x 3.15m)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, radiator.



Outside

Driveway parking to the front. Rear enclosed garden with access to the front of the house. Patio area and enclosed garden with mature shrubs.

Garage

Integrated single garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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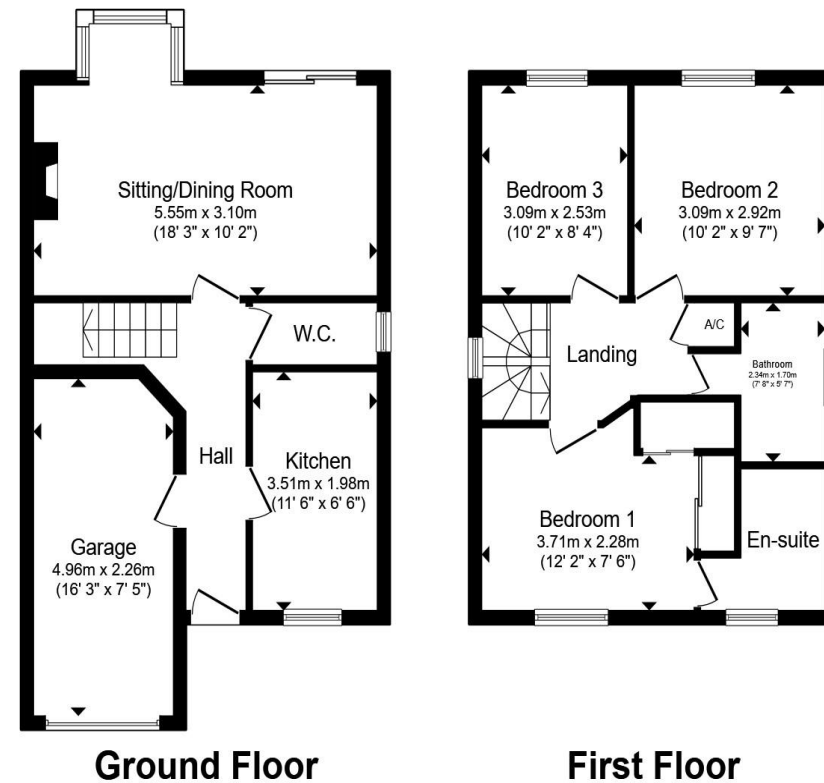
- Detached Three-Bedroom Home
- Cul de sac location
- Ensuite to Bedroom One, Family Bathroom & Cloakroom
- NO ONWARD CHAIN
- Integrated Garage & Driveway Parking

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

£290,000



Total floor area 90.4 m² (973 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TVT106350 - 0003

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