

# HUNTERS®

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## The New Cut

Cullompton, EX15 1HF

Offers In The Region Of £300,000



Council Tax: C



# 13 The New Cut

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## Ground Floor

As you enter the front door you are greeted by a wonderful family space offering open plan living at its best, bifold doors lead your eye to a wonderfully maintained garden with mature shrubs, a garden office/studio plus storage sheds, there are stairs to the first floor and a door to the second reception room which would make a perfect playroom/snug or even an office, if you proceed through the family room you are met by a beautifully designed kitchen which gives a contemporary/industrial feel, there is also a good sized utility room leading to a shower room, finally you enter a warm/cosy family lounge with a multi fuel burner.

This truly is a must see, do not miss out.

## First Floor

On the first floor there are two good sized double rooms the master with duel aspect windows and wooden floors over the partial landing you are greeted by the second double room with built in storage, plus a good sized single which also benefits from built in storage, finally you have a lovely family bathroom, the landing has a large window and all rooms are very light and bright.

- UNIQUE
- STUDIO/OFFICE
- BEAUTIFUL FAMILY SPACE
- OPEN PLAN LIVING
- MATURE GARDEN
- SNUG/STUDY/PLAYROOM
- GOOD LOCATION
- CLOSE TO LOCAL AMENITIES

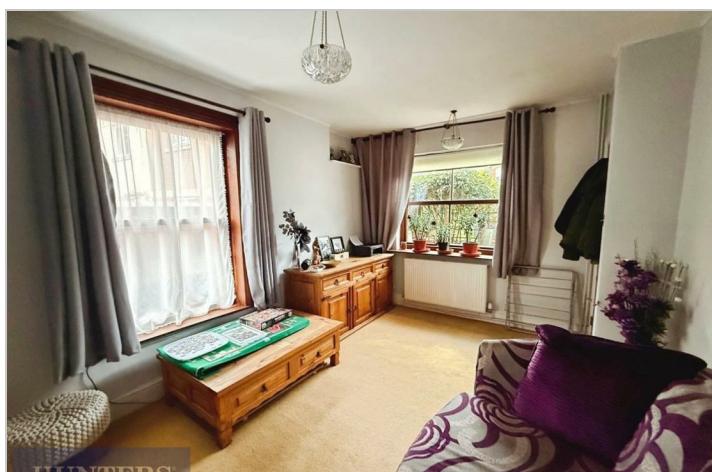


Situated on The New Cut in Cullompton, this charming semi-detached Edwardian cottage offers a delightful blend of period features and modern living. With three reception rooms, including a spacious family room and a snug, this home is perfect for both entertaining and relaxing. The contemporary kitchen is well-equipped and flows seamlessly into the living spaces, enhanced by the inviting log burner that adds warmth and character.

The property boasts three comfortable bedrooms, providing ample space for family or guests. The beautifully maintained bathroom complements the home's stylish aesthetic. Natural light floods through the bifolding doors, leading to a good-sized garden that is ideal for outdoor gatherings or quiet moments in the sun.

Located in the heart of Cullompton, this residence enjoys proximity to local amenities and excellent transport links, making it a convenient choice for daily life. The wooden floors and period features throughout the home add to its charm, creating a warm and inviting atmosphere.

This Edwardian cottage is a rare find, combining historical elegance with contemporary comforts, making it an ideal choice for those seeking a unique and stylish home in a vibrant community.



## Road Map



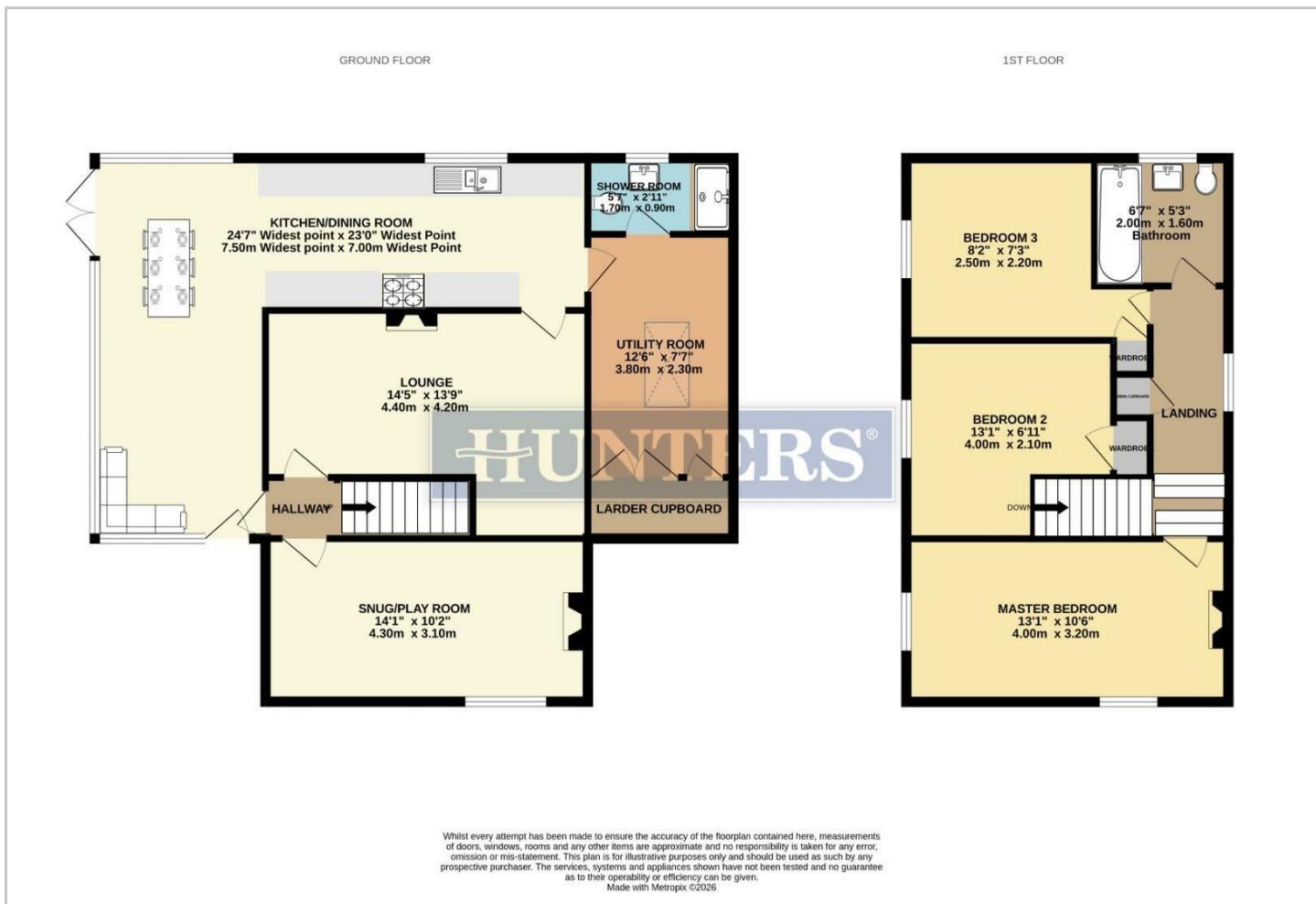
## Hybrid Map



## Terrain Map



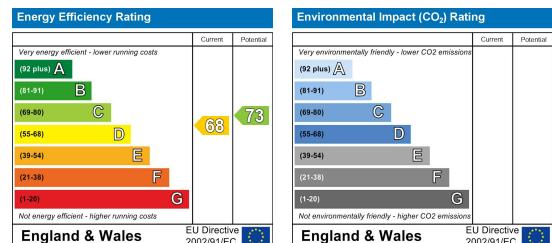
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.