



## Jubilee Gardens, Cullompton, EX15 1QU

Jubilee Gardens is a three-bedroom terraced property conveniently situated within walking distance of Cullompton Town Centre.

**Winkworth**

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## DESCRIPTION:

This attractive mid-terrace property is situated in a charming, small community, conveniently located near the town centre amenities.

You enter into the hallway with a cloakroom situated to your left. This hallway seamlessly flows into the sitting room with a feature fireplace.

The kitchen/dining room benefits from white wall and base units, worktops, and a freestanding oven and ample room for a dining table. Accessible through French doors, the dining area opens up to the enclosed rear garden.

There are two double bedrooms and one single bedroom. The master bedroom boasts the convenience of an ensuite, equipped with a shower, WC, and sink.

The family bathroom features a bath with a shower overhead, along with WC and sink facilities.

## OUTSIDE:

At the back of the property lies a secluded rear garden, predominantly covered in lush green lawn and complemented by a large patio area. A gate offers immediate entry to the parking area at the back, as well as the garage.

The front of the property features a petite enclosed garden with a patio, complete with an access gate and surrounding wall.

Council Tax: Band C - Mid Devon

Services: Mains Water, Mains Electric and Main Gas.

Broadband: Fibre to the Cabinet Broadband Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

///tributes.outsiders.towels

**PLEASE NOTE:** Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.



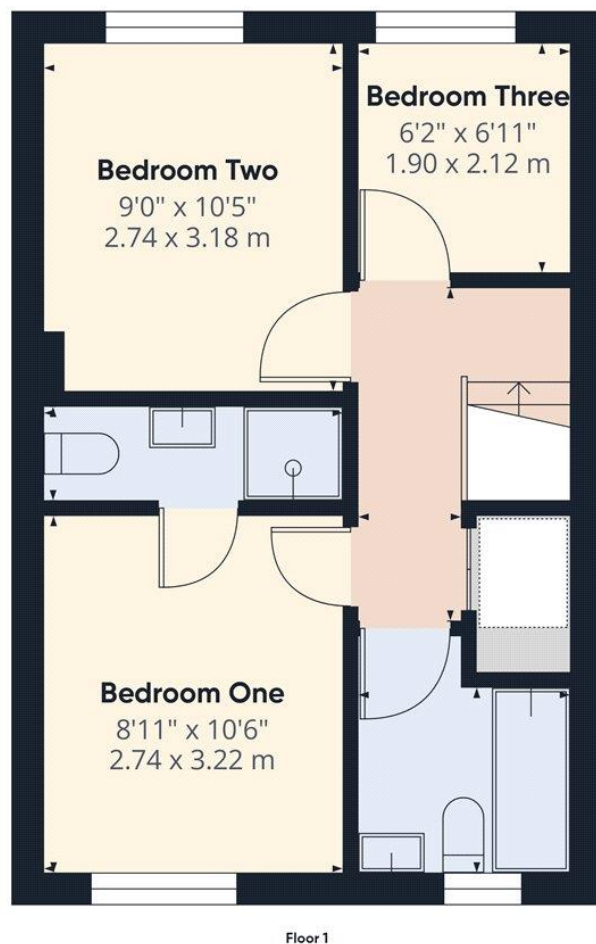


### AT A GLANCE:

Terraced Property  
 Cloakroom  
 Large Sitting Room  
 Open Plan Kitchen / Dining Room  
 Master bedroom with ensuite  
 Enclosed garden  
 Garage  
 Allocated parking space  
 Close To Town Centre

### PROPERTY INFORMATION:

Freehold  
 Council tax Band: C  
 Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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