



## 14 Trott Close, Cullompton, EX15 1GX

SellMyHome are proud to present to the market this contemporary, 5 BEDROOM, DETACHED, FAMILY HOME located in SOUGHT AFTER LOCATION of Cullompton, Devon.

The property briefly comprises a welcoming hallway, separate study/playroom, large kitchen/dining room with an abundance of natural light flooding the room with Velux windows and French doors. The kitchen/dining room is the optimal dining/entertaining area with built-in appliances including a cooker, grill, oven, inset sink and drainer and dishwasher.

Following on, a separate utility room, downstairs W/C and spacious living room with french doors leading to the rear garden.

On the first floor, THREE bedrooms are located with the master suite offering, dual aspect, en-suite shower room and dressing area. The white three-piece family bathroom is accessed on this floor.

Rising to the second floor, TWO further bedrooms are allocated with another sizeable room providing dual aspect views and an additional bathroom.

**Offers Over £475,000**

# 14 Trott Close

, Cullompton, EX15 1GX



- FIVE BEDROOM DETACHED FAMILY HOME
- IDEAL LOCATION
- DOUBLE GARAGE AND OFF ROAD PARKING
- GARDEN WITH DECKING FOR AL FRESCO DINING
- MODERN LIVING THROUGHOUT



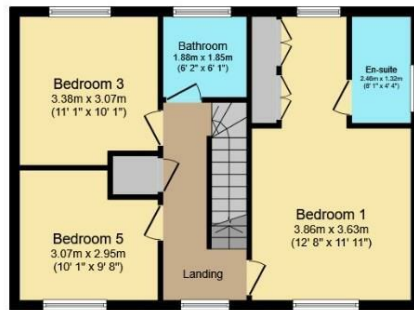
[Directions](#)



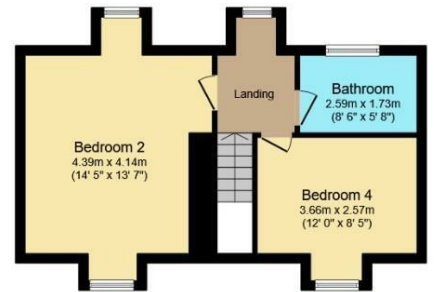
# Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 162.0 m<sup>2</sup> (1,744 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.focalagent.com](http://www.focalagent.com)

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