



LOCATION: Situated in the heart of the popular village of Westleigh, approximately 6 miles from Wellington, close to the M5 and Tiverton Parkway train station. The Grand Western Canal and surrounding countryside provide numerous walks and other activities.

DIRECTIONS: Heading out of Wellington on the A38. After approximately 4 miles turn right towards Holcombe Rogus, Westleigh and Greenham. Take the left hand turn shortly after the Greenham Trading Estate. Follow the road into the village of Westleigh where the property can be found on the left at the top of the hill, just past the entrance to the quarry, as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, LPG gas central heating, telephone

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co.uk//hillside.costley.acting

Council Tax Band: C

Construction: Traditional cavity construction under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 60 Mbps download and 18 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavor to make our sales particularly accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

4. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Furlong Cottages, Tiverton, EX16

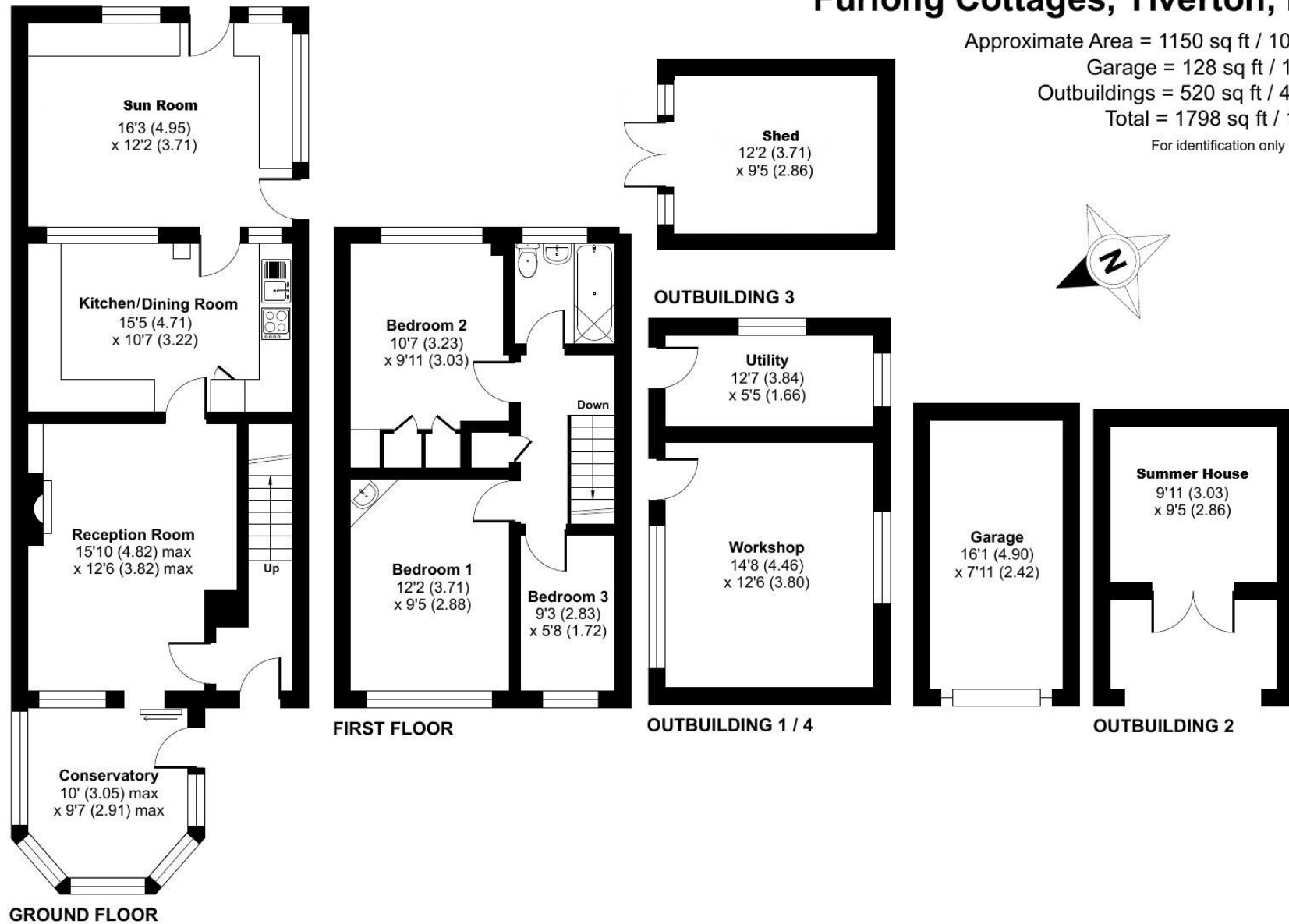
Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 128 sq ft / 11.9 sq m

Outbuildings = 520 sq ft / 48.3 sq m

Total = 1798 sq ft / 167 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1247691

6 Furlong Cottages is a three bedroom semi detached property situated on a generous plot on the outskirts of Westleigh within Uffculme School catchment area.

The property is accessed via a small gate with a walkway to the garden and steps descend to the property which comprises in brief; three reception rooms along with a generous kitchen/breakfast room with plenty of storage.

The first floor offers three bedrooms which are served by the family bathroom with a white suite and shower over the bath.

Externally, the property sits on a generous, elevated plot with lawned front and rear gardens that both allow space for a patio seating area. The outbuildings allow plenty of storage along with a space for white goods and a workshop area.

This home would be ideal for a family requiring outside space and good access to popular schools.



- Uffculme School catchment area
- Three bedrooms
- Three reception rooms
- Outbuildings
- Garage
- Front and rear gardens
- Elevated plot