

**LOCATION:**

Situated on both sides of the River Culm, and joined by an old stone bridge, Culmstock is a picturesque parish village nestled within the Culm Valley at the foot of the Blackdown Hills. This thriving village offers an excellent range of facilities including deli style shop and café known as The Strand, popular public house, garage, primary school and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery and the highly respected Uffculme Secondary School. Junction 27 of the M5 is approximately 4 miles distant and the mainline railway station, Tiverton Parkway is located close by.

DIRECTIONS:

From Junction 27 of the M5, head towards Wellington on the A38. After approximately 3 miles turn right at the crossroads signposted Culmstock. As you enter the village of Culmstock follow the road through the village passing the Culm Valley Public House on your left, go over the bridge and continue on this road until there is a fork in the road where you bear left sign posted Hemyock. The Church can be seen on the left-hand side and as the road bear around a sharp right hand turn there is a small road off that where the property can be found on the right-hand side.

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, oil fired central heating.

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

Property Location: w3w.co//hologram.fast.suspends

Council Tax Band: C

Construction: Stone with rendered outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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 endeavour to make our sales particular 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.

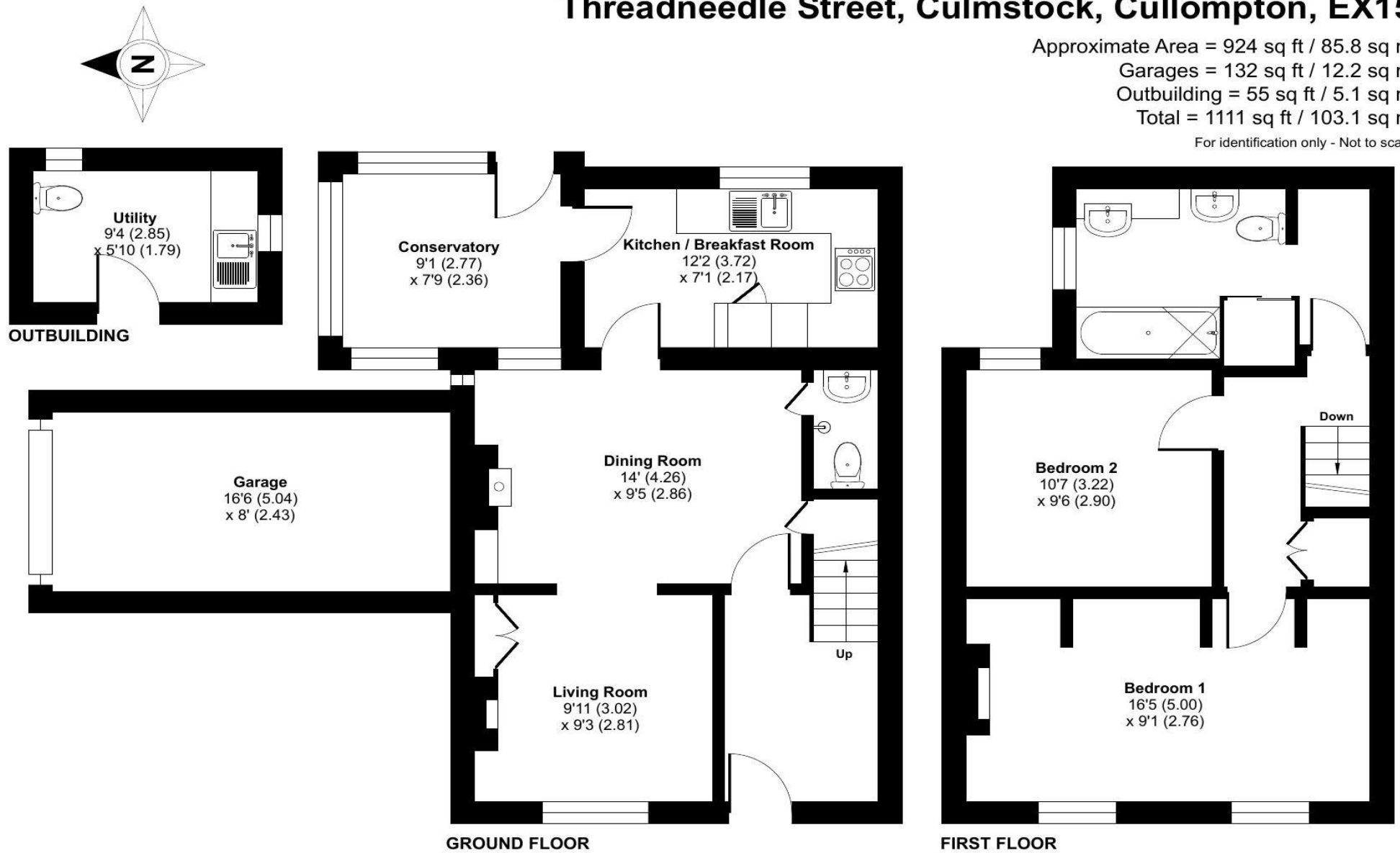
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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.

Threadneedle Street, Culmstock, Cullompton, EX15

Approximate Area = 924 sq ft / 85.8 sq m
 Garages = 132 sq ft / 12.2 sq m
 Outbuilding = 55 sq ft / 5.1 sq m
 Total = 1111 sq ft / 103.1 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). © ncthecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1383631

2 Threadneedle Street is situated in the picturesque village of Culmstock and is a charming two-double bedroom cottage, tucked away with a cottage style garden, views to the Church and within close proximity to the village centre and fabulous countryside walks.

The property benefits from a single garage and is offered to the market with **NO ONWARD CHAIN**. The homely and well-balanced accommodation which is arranged over two floors and briefly comprises a generous entrance hallway with stairs rising to the first floor. The main sitting room boasts a central fireplace with shelving either side whilst deep windowsills create a cottage and inviting feel. An archway opens to the adjoining second reception room which offers a log burner sat on a slate hearth with oak mantle above along with plenty of space for everyday furnishings. The newly installed kitchen gives a modern twist, providing a range of matching wall and base units with contrasting worktops and space for everyday kitchen appliances. From the kitchen there is a cleverly designed conservatory which currently doubles up as a dining room. Completing the ground floor is an understairs wet room.

To the first floor there are two double bedrooms serviced by the family bathroom offering a four-piece white suite. There is potential to extend into the roof space (subject to the necessary planning consents).

Externally the property benefits from a single attached garage (left hand side) on the north elevation, which is one of two and is connected to power and is approached via a shared driveway. Side gated access leads to a pretty cottage style courtyard garden with a further path leading to the rear level garden which is a haven for wildlife and enjoys a private aspect, perfect for any keen gardener. Furthermore, there is a useful outbuilding currently used as a utility/cloakroom.

Affording some lovely features and decorated throughout in soft, neutral tones, this cottage benefits from uPVC double glazing and oil-fired central heating.



- **NO ONWARD CHAIN**
- **Two double bedrooms**
- **Two bathrooms**
- **Cottage style gardens with views over the Church**
- **Semi detached cottage**
- **Oil fired central heating and uPVC double glazing**
- **Garage**
- **New kitchen**

