



4, 4a & 4b The Square, Cullompton, EX15 3AA
Asking Price £450,000

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An excellent opportunity to acquire this unique property, comprising of a four bedroom house and two one bedroom apartments situated within a prominent position in Uffculme. Although in need of some refurbishment/renovation, this property benefits greatly from large rooms, tall ceilings and a courtyard garden.



Main House (4)

The front door of this property opens into a useful entrance porch with fitted cupboard space for coats and shoes. This provides access through to the lounge, a large room with tall ceilings and windows and a broad chimney breast, which has been boarded up. The dining room enjoys the same tall ceilings, with stairs leading up to the first floor, adorned by beautiful wooden cabinetry beneath. There is a door from here to both the kitchen and a further reception room, which overlooks the garden through patio doors. From here, a further reception room, previously used as a bedroom, is serviced by a shower room with a WC and hand basin. The kitchen is fitted with a range of wall and base units plus space for an oven.

Upstairs, the first floor offers two double bedrooms and a family bathroom with a WC, a hand basin and an electric shower over the bath. There are a further two bedrooms on the second floor, with the stairs raising into one of the rooms.

Flats (A&B)

Flat A is a good size, tidy ground floor apartment. Formerly a shop, the property benefits from its own private entrance with large windows along the length of one wall of the open plan living area. The kitchen is fitted with a good range of wall and base units and space for white goods. There is a central hallway providing access to the double bedroom with wardrobe storage and a shower room with a shower, WC and hand basin.

Flat B, the first floor apartment, is spacious in size, also benefiting from a large and open plan living room. The kitchen has a good range of wall and base units and space for white goods. There are five beautiful large windows enjoying lovely village views with beautiful countryside views beyond. There is a double bedroom and a bathroom with a shower over the bath and a hand basin, plus a separate WC.

Services, Council Tax & Tenure

Freehold tenure.

Mains gas to main house, electric heating in flats.

Mains water and drainage.

Council tax band C (main house) and A (flats)

Uffculme

Uffculme, a picturesque village nestled in the stunning Blackdown Hills, offers a charming escape from the hustle and bustle of city life. Conveniently located on the B3440 with easy access to the M5 motorway and Tiverton Parkway. The village boasts a thriving community with a range of amenities, including a well-stocked Nisa shop, the cosy Ostler Inn for a relaxing drink or meal, the historic Coldharbour Mill showcasing local heritage, and the beautiful Bridwell Park for leisurely strolls. Families in Uffculme benefit from excellent educational options, with a top-rated primary school and the prestigious Uffculme School, acclaimed as 'Outstanding' by Ofsted. The village's location on the upper reaches of the river Culm provides nature enthusiasts with endless opportunities to explore the surrounding wildlife and scenic landscapes, making Uffculme a perfect haven for outdoor enthusiasts.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

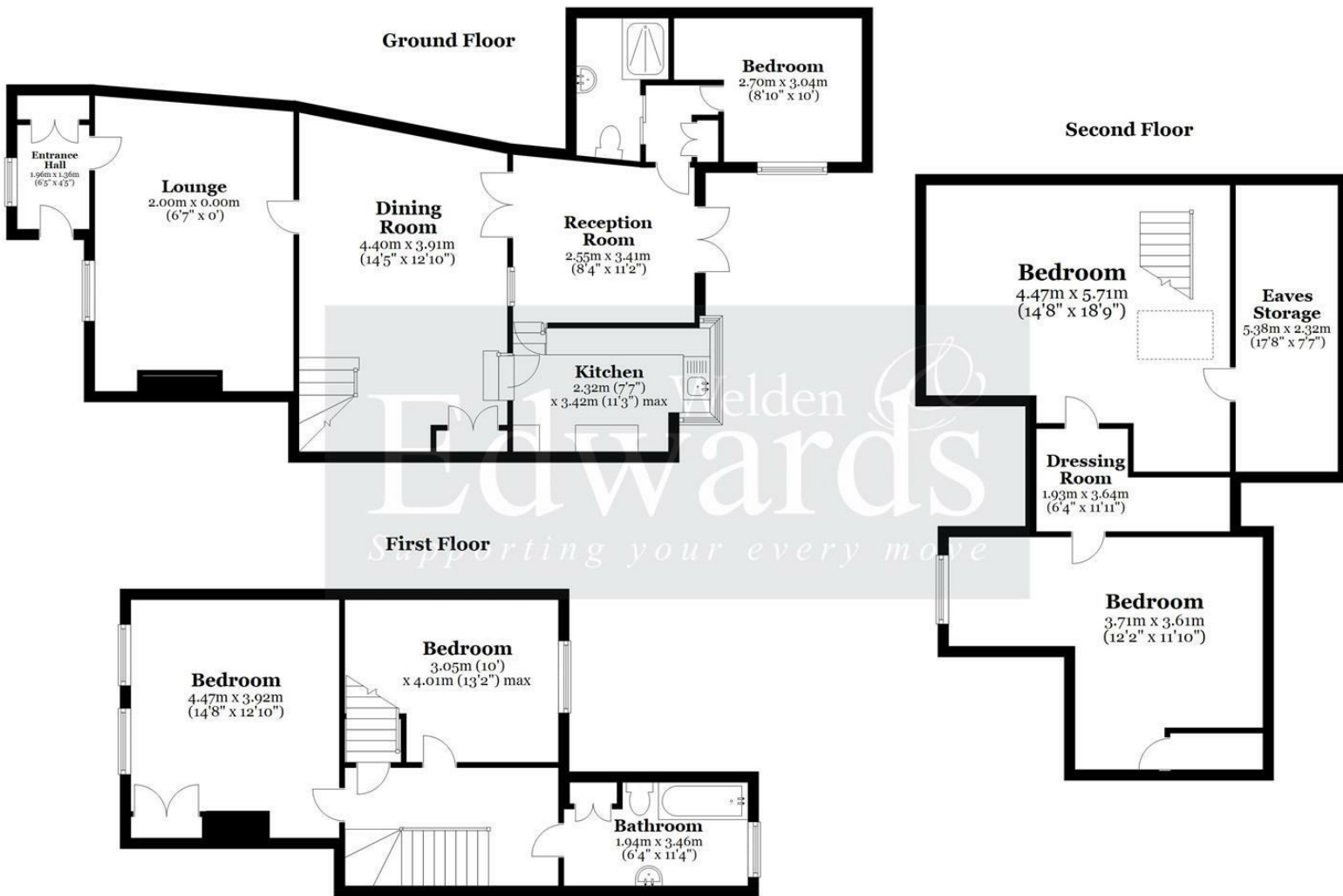
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.










Total area: approx. 193.9 sq. metres (2086.8 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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