



Chapel Hill, Uffculme Cullompton EX15 3AD



welcome to

Chapel Hill, Uffculme Cullompton

Located in the Uffculme School catchment, you will find this characterful two bedroom cottage. The accommodation comprises of a modern kitchen & bathroom, lounge with wood burner, two bedrooms and a dining room/hall. Outside the property benefits from a useful storage shed.

Description

Viewing is highly advised on this two bedroom cottage, nestled in the village of Uffculme, to appreciate all it has to offer!

On entering the property through the front door you step into the cosy lounge with a wood burner. An archway leads into the dining room/hall which has stairs that rise to the first floor. The modern fitted kitchen has a range of wall and base units with work surface over. A door can be found here to gain access to the rear of the property. Located off the kitchen up a couple of steps is the bathroom and a rear hallway which has a useful storage cupboard. On the first floor there are two bedrooms, one of which is a single. Externally the property benefits from a small area for plants and a path that leads to the storage shed. If you like what you see contact Fox & Sons today to arrange an internal viewing.

Lounge

13' 7" x 7' 11" (4.14m x 2.41m)
UPVC door opening in to the lounge. Double glazed window to front. Wood burner. Electric storage heater.

Dining Room/hall

9' 9" x 7' 1" (2.97m x 2.16m)
Stairs to first floor, under stairs storage, door to kitchen. Electric storage heater.

Kitchen

9' 11" x 8' 8" (3.02m x 2.64m)
Double glazed window to side. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tile splashed, built in electric and hob, spaces for a washing machine and fridge/freezer, steps lead up to the rear hall

Rear Hall

Double glazed window to side. Storage cupboard, door to bathroom. Electric storage heater.





Bathroom

Double glazed window to side. Wash hand basin, WC, bath. Electric fan heater.

Bedroom One

14' 2" x 8' 7" (4.32m x 2.62m)

Double glazed window to front. Electric storage heater.

Bedroom Two

6' 4" x 7' 7" (1.93m x 2.31m)

Double glazed window to side. Over stairs cupboard.

Outside Space

To the rear of the property there a a small area for plants and a path leading to a storage shed.

Services

Mains electric, water and drainage.

Council Tax Band B

Location

Uffculme is a very popular village with excellent amenities. These include an Ofsted rated 'Outstanding' secondary school and a popular primary school, local shops, a post office, service station, two pubs, churches, a village hall with sports fields, doctor's surgery and veterinary practice. There are regular bus services through the village and quick access to the M5, ideal for commuting to Exeter or Taunton. Frequent trains also run from the nearby Tiverton Parkway Station (Paddington in 2 hours).

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

Chapel Hill, Uffculme Cullompton

- Two Bedroom Cottage
- Uffculme School Catchment
- Modern Fitted Kitchen
- Bathroom
- Lounge with Wood Burner

Tenure: Freehold EPC Rating: E

guide price

£180,000



Total floor area 50.7 m² (545 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT105084 - 0005

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