



**Caumont Close, Uffculme Cullompton EX15 3XY**



**welcome to**

## **Caumont Close, Uffculme Cullompton**

Offered to the market with NO ONWARD CHAIN you will find this three bedroom detached home nestled in a cul de sac position. The property benefits from a conservatory, utility room, cloakroom and master with ensuite. Garage, off road parking and enclosed garden. Uffculme School Catchment!

### **Description**

Tucked away in a cul de sac position on the edge of the village of Uffculme, you will find this three bedroom detached family home. The village of Uffculme is popular and thriving with it's 'Outstanding' rated Secondary School.

Upon entering this property, it is accessed via a shared driveway with the neighbour. On entering the property, you step into a welcoming hallway with stairs that rise to first floor. The lounge is rear aspect with sliding doors onto the conservatory. The kitchen is well equipped with a range of wall and base units with a door into the front facing dining room. There is also a door that leads to the handy utility room. The conservatory being light and bright enjoys views onto the rear enclosed garden. Completing the downstairs accommodation is a cloakroom.

On the first floor the accommodation comprises of a master bedroom with ensuite shower room. Two further bedrooms that are serviced by a family bathroom.

Externally the property benefits from front and rear gardens that are mainly laid to lawn. There is a single garage and off road parking.

Viewing is highly advised to appreciate all this property has to offer!

### **Entrance Hall**

Door to front. Double glazed window to front. Stairs to first floor, under stairs cupboard, radiator, doors to cloakroom and lounge.

### **Cloakroom**

Double glazed window to side. Wash hand basin, WC, radiator.

### **Lounge**

15' x 10' 10" ( 4.57m x 3.30m )

Sliding double glazed doors to rear. Feature fire place with gas fire, telephone point, radiator.

### **Dining Room**

8' 8" x 8' 5" ( 2.64m x 2.57m )

Double glazed window to front. Radiator.

### **Kitchen**

8' 10" x 8' 7" ( 2.69m x 2.62m )

The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, built in oven and hob with extractor fan, space for an under counter fridge/freezer, doors to dining room and utility.

### **Utility**

8' 5" x 5' 1" ( 2.57m x 1.55m )

Double glazed door to rear. Space and plumbing for washing machine.





### **Conservatory**

9' 6" x 8' 10" ( 2.90m x 2.69m )  
Double doors opening out the garden, power and lighting, radiator.

### **Landing**

Stairs from ground floor, cupboard housing the gas boiler, loft access, doors to all rooms.

### **Bedroom One**

11' 8" x 8' 10" ( 3.56m x 2.69m )  
Double glazed window to front, radiator, door to en-suite.

### **En-Suite**

Double glazed window to rear. Wash hand basin, WC, part tiled, shaver point, radiator, spotlights.

### **Bedroom Two**

10' 1" Max x 7' 7" ( 3.07m Max x 2.31m )  
Double glazed window to front. Built in cupboard, over stairs space, radiator.

### **Bedroom Three**

7' 7" x 7' 9" ( 2.31m x 2.36m )  
Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to rear. Wash hand basin, WC, bath, extractor fan, radiator.

### **Front Garden**

### **Rear Garden**

To the rear of the property is a fully enclosed garden with a paved area, mature shrubs and a wooden shed.



### **Garage And Parking**

In front of the garage.

### **Services**

Mains electricity, gas, water and drainage

Council Tax Band D

### **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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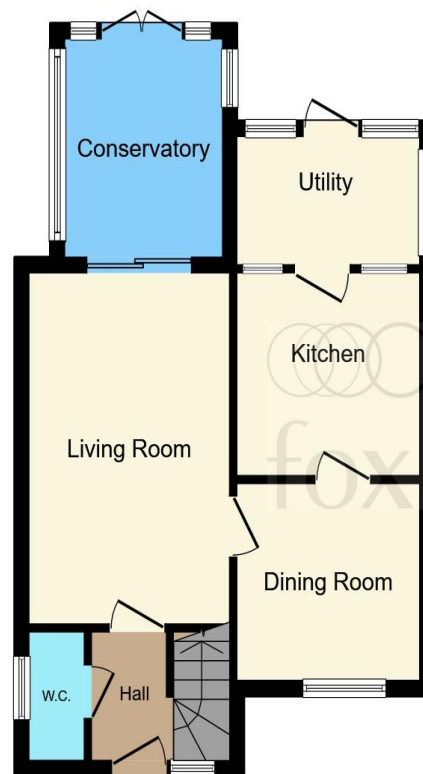
## Caumont Close, Uffculme Cullompton

- Three Bedroom Detached Family Home
- Lounge with sliding doors to Conservatory
- Kitchen & Seperate Dining Room
- Utility & Cloakroom
- Master with Ensuite Shower Room

Tenure: Freehold EPC Rating: D

guide price

**£350,000**



**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (848 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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