



Meadow View, Uffculme Cullompton EX15 3DS

welcome to

Meadow View, Uffculme Cullompton

A detached well presented three bedroom home offering spacious accommodation throughout. With off road parking and a garage. Modern kitchen, cloakroom and shower room. Large lounge with views over hills and beyond. Front & Rear Gardens, summer house. Uffculme school catchment.

Description

A superb three bedroom detached home offered to the market for the first time in 40 years! The accommodation is presented over split levels giving a real sense of space. Upon opening the front door is a spacious hallway which leads to bedroom one which is a of a good size with built in storage. On this floor there is another bedroom which is currently used as a second reception room. There is a cloakroom on the ground floor also, stairs lead to the living accommodation. On the first floor is a well presented kitchen with a small conservatory that leads to the garden. There is also a modern shower room. On the top floor is a fantastic triple aspect lounge which is very spacious and enjoys views over the hills. Also on this level is a double bedroom. Externally this property offers plenty of off road parking as well as a garage. A small front garden and a private rear enclosed garden. Which is low maintenance with a patio area and a summer house, there is also side access and shed. Overall, this property is very versatile, and viewing is advised to appreciate this property in full.

Entrance Hall

UPVC door to front. Window to front, under stairs cupboard, stairs to first floor.

Cloakroom

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

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)
Double glazed window to front. Built in wardrobes.

Bedroom Three

11' 8" x 7' 7" (3.56m x 2.31m)
Double glazed windows to front and side. Radiator. Currently used as a sitting room.

Landing

Doors to kitchen and bathroom, telephone point, loft hatch.





Kitchen

17' 2" Max x 7' 4" Max (5.23m Max x 2.24m Max)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, space for cooker, fridge/freezer, and washing machine, breakfast bar, door to rear.

Shower Room

Double glazed window to rear. Wash hand basin, WC, walk in shower cubicle, radiator.

Landing

Landing with stairs to second floor where there is a landing with access to the bedroom & lounge as well as access to the loft.

Lounge

19' 4" x 13' 4" Max (5.89m x 4.06m Max)
Double glazed windows to front and rear. Gas fire, three radiators, views over fields.

Bedroom Two

11' 7" Max x 10' 6" Max (3.53m Max x 3.20m Max)
Double glazed window to Front. Built in wardrobes.

Summer House

4' 9" x 8' 6" (1.45m x 2.59m)
Steps lead up to the summer house, double glazed door to front, double; glazed windows to front, side and rear.

Front Garden

There is an area of artificial grass and gravel.



Rear Garden

To the rear of the property is a private enclosed garden which is tiered. With a patio area and side access. Shed with power and light.

Garage

17' 8" x 7' 5" (5.38m x 2.26m)
Up and over door. Power and lighting.

Parking

Resin driveway with parking in front.

Services

Mains electric, 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

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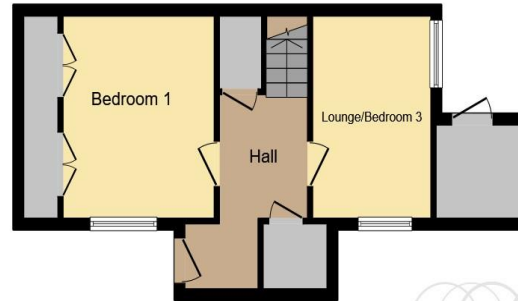
Meadow View, Uffculme Cullompton

- Detached Family Home
- Three bedrooms
- Large Dual Aspect Lounge
- Garage & Off Road Parking
- Council Tax Band D

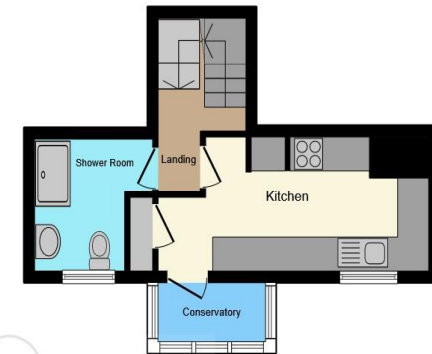
Tenure: Freehold EPC Rating: D

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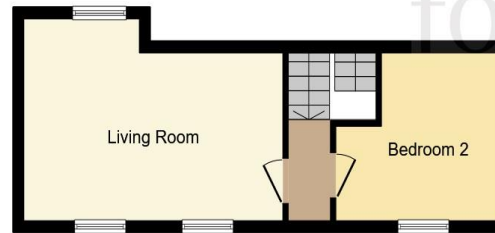
£315,000



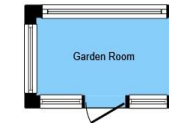
Ground Floor



First Floor



Second Floor



Outbuilding

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

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