



**Highland Terrace, Uffculme Cullompton EX15 3EN**



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## **Highland Terrace, Uffculme Cullompton**

Located in Uffculme is this spacious three bedroom mid terrace home. There is a sociable kitchen with breakfast bar, spacious lounge, conservatory and study. Front & rear gardens and parking.

### **Description:**

Enjoying far reaching views over the surrounding hills is this spacious three-bedroom mid terrace home. On entering the property is a hallway which leads to all rooms. The kitchen is well equipped with a breakfast bar. The spacious lounge leads to the conservatory which overs looks the hills. Completing the ground floor is a study. Upstairs you will find two double bedrooms and single. These are serviced by a family bathroom. This property benefits from a front enclosed garden and rear garden. This has a lovely decked area which is raised and enjoys views over the surrounding hills. The garden extends down the bank which is grass. This property benefits from residents parking.

### **Entrance Hall**

Door to front. Boiler cupboard, space for coats and shoes, stairs to first floor, doors to all rooms.

### **Kitchen**

12' 8" x 9' 8" ( 3.86m x 2.95m )  
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, part tiled, space for cooker, extractor fan, space for fridge/freezer, dish washer and washing machine, breakfast bar.

### **Lounge**

13' 4" x 10' 5" ( 4.06m x 3.17m )  
Single glazed doors to conservatory/dining room.  
Television point, radiator.

### **Conservatory/Dining Room**

11' 10" x 8' 9" ( 3.61m x 2.67m )  
Fully double glazed. Door to side opening out to the garden, power and lighting, insulated roof.

### **Study**

6' 5" x 5' 9" ( 1.96m x 1.75m )  
Double glazed window to rear. Could be used as a home office or playroom.





### **Landing**

Stairs from ground floor. Airing cupboard, spotlights, radiator, loft hatch, doors to all rooms.

### **Bedroom One**

12' 1" Max x 10' 5" Max ( 3.68m Max x 3.17m Max )  
Double glazed window to rear. Built in wardrobes.

### **Bedroom Two**

8' 2" Max x 13' 11" Max ( 2.49m Max x 4.24m Max )  
Double glazed window front.

### **Bedroom Three**

9' 1" x 5' 10" ( 2.77m x 1.78m )  
Double glazed window to rear.

### **Bathroom**

Two Small double glazed windows to front. Wash hand basin, WC, corner bath with shower over, heated towel rail, part tiled.

### **Loft space**

The loft is insulated, part boarded with ladder.

### **Front Garden**

Steps lead down to the front door. Patio area, stone chip area, outside building current houses the tumble dryer, shed, outside light and tap.

### **Rear Garden**

The rear enclosed garden has steps leading to the decked area and lawn area.

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band A

### **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- 5.30pm  
Saturday- 9am- 2pm  
Sundays - Closed



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## Highland Terrace, Uffculme Cullompton

- Three Bedroom Mid Terrace Family Home
- Kitchen/breakfast Room
- Study
- Lounge & Conservatory
- Residents Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£215,000**



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