



**Little Orchard Ashill, Cullompton EX15 3NQ**

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## **Little Orchard Ashill, Cullompton**

Located on the edge of the popular village of Uffculme, this well-presented four bedroom detached bungalow offers generous living space, beautiful gardens, and far-reaching rural views. In brief, there are two shower rooms, superb kitchen and conservatory. Parking & garage. NO CHAIN. Plot 0.3 Acres

### **Description**

Located in Ashill on the edge of the popular village of Uffculme, this well-presented four bedroom detached bungalow offers generous living space, beautiful gardens, and far-reaching rural views. The plot is approximately 0.3 acres. On approaching Little Orchard, you will find off road parking and a garage. Upon opening the front door you are met by a spacious hallway which leads to all rooms. The kitchen is the heart of this home being modern and well equipped. There are two double bedrooms to the right of the kitchen and a further two, on the left. There is a wet floor shower room off of bedroom one, this could be reinstated as an ensuite should you require. There is also a small utility room which houses the battery for the solar panels. Bedroom three and four have a Jack and Jill style shower room. Completing the living accommodation is a spacious lounge with fireplace and a conservatory with a solid roof which enjoys views over the rear garden. Currently being used as the dining room. The gardens are a standout feature, with the main lawned area offering privacy, and far-reaching views across open fields. To the sides, there are two additional garden spaces: one currently used as a vegetable patch with a small greenhouse, and the other as a seating area. This property further benefits from owned solar panels which work in line with battery storage. Viewing is advised to appreciate all this property has to offer, contact Fox & Sons to arrange your viewing.

### **Entrance Hall**

Doors to kitchen, lounge and all bedrooms and utility room.

### **Kitchen**

14' 4" Max x 13' 5" Max ( 4.37m Max x 4.09m Max )  
Double glazed window to rear. The modern fitted kitchen is equipped with a range of wall and base units with worktop over and partially tiled. One stainless steel sink with drainer, oven, gas hob, extractor hood, integral microwave and fridge/freezer.

### **Lounge**

17' 6" Max x 13' 3" Max ( 5.33m Max x 4.04m Max )  
Double glazed windows to rear and side. Fireplace nook, radiator, TV point.

### **Conservatory/ Dining Room**

12' 1" x 12' 7" ( 3.68m x 3.84m )  
Double glazed windows to rear and side. Double glazed patio doors to rear. Currently set up as a dining room. Spotlights, USB points, loft hatch.

### **Utility**

9' 7" x 3' 11" ( 2.92m x 1.19m )  
Radiator.

### **Bedroom One**

12' 6" x 13' 1" ( 3.81m x 3.99m )  
Two double glazed windows to front. Radiator, TV point, telephone point and loft hatch.





### Bedroom Two

13' 4" x 9' 9" ( 4.06m x 2.97m )

Two double glazed windows to rear and one double glazed window to side. Door access to conservatory. TV point, spotlights and USB points.

### Bedroom Three

12' 6" Max x 10' 4" Max ( 3.81m Max x 3.15m Max )

Two double glazed windows to side. Door to Jack and Jill shower room. Boiler cupboard, TV point and radiator.

### Shower Room

Jack and Jill shower room. Double glazed window to side. Wet room with shower, wash hand basin, WC, wall hung cabinet, fully tiled, shaver points.

### Bedroom Four

11' 7" x 8' 4" ( 3.53m x 2.54m )

Double glazed window to front and side. Door to Jack and Jill shower room. TV point, radiator.

### Wet Room

Double glazed window to front. Shower, WC, wash hand basin, wall mounted seat for shower, extractor fan.

### Front Garden

Mainly laid to lawn.

### Rear Garden

The rear garden wraps around the property and mainly laid to lawn with hedging and trees. Patio area, shed and greenhouse. Outside tap.

### Off Road Parking

Driveway Parking.

### Garage

Large garage with new remote controlled electric roll-up door and above head storage. Power points and window to garden.

### Location

Ashill is a village located in the parish of Uffculme, in the English county of Devon. It has a small church, a community village hall and small public house.

### Office Hours

Monday-Friday 9am - 5:30pm

Saturday 9am - 2pm

Sundays - Closed

### Vendors Comments

There is a Satellite TV connection as well as fibre broadband.



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## Little Orchard Ashill, Cullompton

- GUIDE PRICE £475,000 - £485,000
- Detached Four Bedroom Bungalow
- Modern Kitchen, Large Lounge & Conservatory
- Owned Solar Panels & Batteries
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£475,000**



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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