



Meadow View, Uffculme Cullompton EX15 3DS

fox & sons

welcome to

Meadow View, Uffculme Cullompton

Located within the village of Uffculme is this detached three-bedroom bungalow which occupies a pleasant position overlooking farmland. In brief there is a kitchen/diner, spacious lounge and bathroom. Garage & Driveway parking. NO ONWARD CHAIN.

Description

Offered to the market with NO ONWARD CHAIN is this detached three bedroom bungalow. Occupying a pleasant position, overlooking farm land. On approaching the property you will find a front lawn, driveway and garage. On opening the front door, you are greeted by an entrance hall which leads to all rooms. The kitchen/diner is sociable and over looks the rear garden. The lounge is spacious and also enjoys views over the garden. There are two double bedrooms and a single. Bedroom one with an ensuite WC. Completing the accommodation is a useful storage room, used by the current owner as a workshop this leads into the garage and garden also. Outside this property has an enclosed rear garden and access to the front of the property. Furthermore the property benefits from double glazing and gas central heating. Viewing is highly advised to appreciate all this property has to offer!

Entrance Hall

Doors to all rooms except the utility and conservatory. Airing cupboard, storage cupboard, loft hatch, radiator.

Lounge

13' 8" Max x 15' 10" Max (4.17m Max x 4.83m Max)
Double glazed sliding doors. Gas fireplace, radiator, TV point.

Kitchen/ Diner

15' 5" x 7' 6" (4.70m x 2.29m)

Double glazed window to rear. The kitchen is equipped with a range of wall and base units with worktop over and partially tiled. One bowl sink, eyelevel double oven, gas hob, extractor hood. Radiator.

Utility Room

5' 3" x 6' 3" (1.60m x 1.91m)

Door to conservatory. Space for washing machine and fridge freezer. Wall hung central heating boiler.

Conservatory

12' 3" Max x 11' 4" Max (3.73m Max x 3.45m Max)

Two double glazed windows to rear. Door to garden and door to garage. Built in cupboard, base units, power and light.

Bedroom One

11' 3" x 13' 6" (3.43m x 4.11m)

Double glazed window to front. Radiator.

Ensuite

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





Bedroom Two

10' x 9' 9" (3.05m x 2.97m)
Double glazed window to front. Radiator.

Bedroom Three

6' 9" x 9' 3" (2.06m x 2.82m)
Double glazed window to side, radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, bath with shower over, fully tiled, radiator.

Front Garden

Laid to lawn, stones and shrubs.

Rear Garden

The rear enclosed garden is mainly laid to lawn with stones and shrubs. View over fields.

Driveway Parking

Garage

Power and light.

Services

Mains gas, water, drainage and electric.



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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welcome to

Meadow View, Uffculme Cullompton

- Detached Three Bedroom Bungalow
- Kitchen/Diner
- Spacious Lounge
- Garage & Driveway Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£300,000



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

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Property Ref:
TVT105257 - 0003

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