



## 1 Bridwell Crescent, Uffculme, EX15 3FU

This wonderful double fronted semi-detached new build home nestles on a particularly generous plot on this wonderful new development, with an abundance of open green space and dog walking areas. The ground floor accommodation comprises a spacious hall with cloakroom and storage, a lovely dual aspect sitting room and a fantastic kitchen/dining room. Upstairs, the principal bedroom enjoys a fabulous en-suite shower room and built-in storage, whilst there are two further good sized bedrooms and a family bathroom. Outside, the garden is particularly generous in size, having been laid to lawn and patio, and a long driveway leads to the single garage. An early viewing of this particularly spacious three bedroom home, situated in Uffculme School catchment, is strongly advised.

Price **£325,000**

REF: 11755



Located a short distance from the village centre with its Post Office stores, Co-Op, primary school and Ofsted rated "outstanding" Uffculme School. A more extensive range of High Street shops and supermarkets is to be found in the nearby town of Cullompton. The nearby M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. Uffculme nestles at the foot of the Blackdown Hills which is designated as an area of outstanding natural beauty, whilst the surrounding countryside offers a wealth of country pursuits. The nearby River Culm with its lovely riverside walks runs through the village. The comparatively central Mid Devon location places the picturesque national parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

- **Brand new semi-detached home**
- **Prestigious new home development**
- **Generous Hall with W.C. and storage**
- **Fantastic Kitchen/Dining Room**
- **Lovely Sitting Room**
- **Principal Bedroom with En-Suite and built-in storage cupboard**
- **Two further good sized Bedrooms**
- **Family Bathroom**
- **Generous rear garden**
- **Long driveway and Single Garage**
- **Lovely open green space and dog walking areas**
- **Solar panels**
- **Gas central heating and double glazing**
- **Mains electricity, water, gas and drainage**
- **20 miles Exeter, 16 miles Taunton**
- **Tiverton parkway Railway Station 4 miles**
- **EPC rating "B"**
- **Council Tax Band to be advised**
- **Freehold**
- **10 Year NHBC Warranty**
- **Uffculme School catchment**

## On the Ground Floor

### Canopy Entrance Porch to

**Generous Hall** stairs rising to first floor, understairs storage cupboard, timber effect Karndean flooring, large cloaks cupboard, Hive thermostatic control.

**Cloakroom** with white suite comprising close coupled W.C., pedestal basin, obscure glass window, extractor fan, radiator, Karndean timber effect flooring.

**Sitting Room** a lovely bright and airy dual aspect room with outlook to the front and side, two radiators.

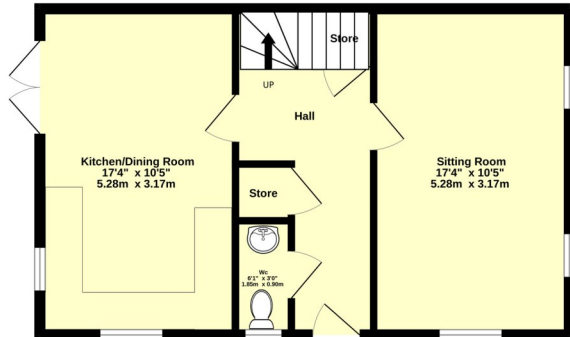
**Kitchen/Dining Room** a wonderful open plan family space with beautifully appointed shaker style kitchen comprising a generous array of both wall and base mounted cupboards, timber effect laminate worktop with inset four ring AEG induction hob with AEG oven beneath and AEG extractor over, inset one and a half bowl stainless steel single drainer sink, mixer tap, outlook to the front and side, **Dining Area** with plenty of space for family sized dining table, French doors opening out to rear garden, timber effect Karndean flooring, radiator.

Buying an investment? Please contact our lettings department on

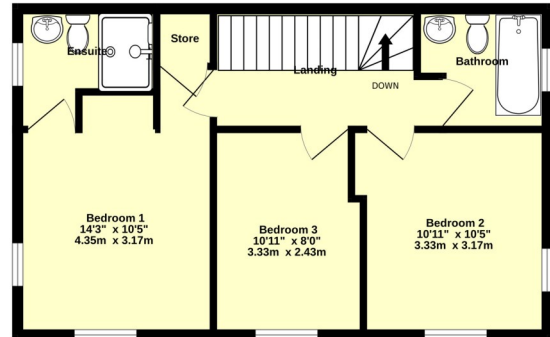
**01884 33333**



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1010sq.ft. (93.8 sq.m.) approx.

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## On the First Floor

**Lovely Landing** with access to loft.

**Bedroom 1** an excellent double room with dual aspect, outlook to the front and side, deep storage cupboard, alcove, ideal for housing wardrobes, radiator.

**En-Suite** beautifully fitted in modern white suite comprising close coupled W.C., pedestal basin, large shower unit with rainfall shower head and hand spray, glass sliding shower door, part tiled walls, ladder-style towel rail/radiator, obscure glass window, tile effect flooring, extractor fan, shaver point.

**Bedroom 2** a lovely dual aspect double room with outlook to the front and side, radiator.

**Bedroom 3** another good sized room with outlook to the front, radiator.

**Bathroom** beautifully fitted in white suite comprising close coupled W.C., pedestal basin, panelled bath with mixer tap, part tiled walls, ladder-style towel rail/radiator, shaver point, tile effect flooring, extractor fan, obscure glass window.

## Outside

On arrival is a lovely front garden, having been predominantly laid to lawn with an area of wood chippings and planting and a paved pathway leading to the front door and to a pedestrian gate, opening out to the rear garden, which is particularly generous in size and laid to a large expansive lawn with an area of patio, ideal for alfresco dining and entertaining, whilst the whole is fully enclosed by perimeter fencing, creating a safe environment for both children and pets. To the rear of the property is a long brick paved driveway leading to the **Single Garage** with up and over door.



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