



14-16, Commercial Road





# 14-16, Commercial

Uffculme, Cullompton, Devon EX15 3EB

M5(J27) 3.8 Miles | Taunton 19 miles | Exeter 16.5 miles

A unique property development opportunity for two semi-detached three-bedroom homes and a detached four-bedroom bungalow situated in the heart of the popular village of Uffculme.

- Development opportunity
- Planning Ref: 22/00888/FULL
- 1x four-bedroom detached bungalow
- Approx. 0.34-acre site
- 2x three-bedroom semi-detached homes
- Superb local schooling
- Superb location in the centre of Uffculme
- Freehold

Guide Price £180,000

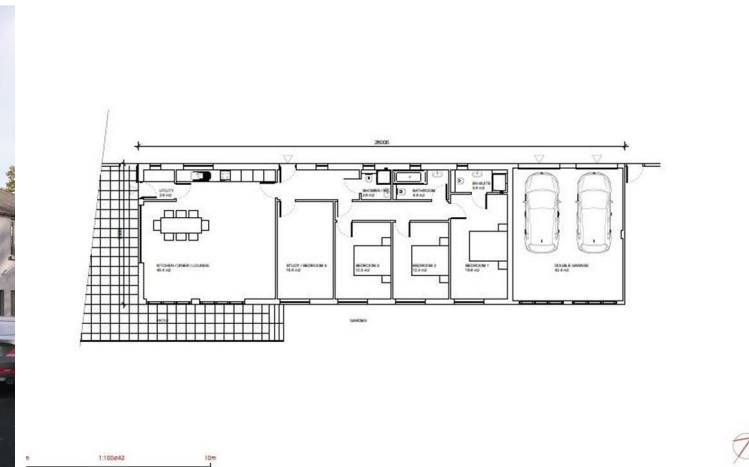
## SITUATION

The village of Uffculme has a good range of local amenities including a post office, general store, church, village hall, sports field, public house and doctor's surgery. There is a popular primary school and the renowned Uffculme 'Outstanding' Ofsted secondary school. Excellent private schools at Wellington, Exeter and Taunton including Blundell's at Tiverton. The M5 motorway is a short drive from Uffculme along with Tiverton Parkway Railway Station providing a fast-mainline service to London Paddington in 2 hours and The Midlands.

## DESCRIPTION

This stunning property development site offers a rare and exciting opportunity to build three bespoke homes in a sought-after location. Currently housing a disused mechanical car garage, the site has been granted planning approval by the local authority to demolish and replace the current building with two spacious, modern properties, each boasting approximately 98.1 square meters of accommodation.

The site is conveniently located for easy access to the nearby village of Uffculme with easy access to of Tiverton and Wellington as well as junction 27 of the M5 and Tiverton Parkway station.





## ACCOMMODATION

The proposed new homes have been designed to combine a classic look with modern features and to blend seamlessly into their surroundings, each home will feature a carefully considered layout, comprising of bright and airy living spaces, well-proportioned kitchens, generous bedrooms with the master benefitting from ensuite bathrooms and a large family bathroom. Both properties also come with a garage.

The detached bungalow comprises of four bedrooms, study, kitchen/living room, utility, three bathrooms and an integral double garage. This property extends to approximately 157.8 square meters.

## AGENTS NOTE

A Phase 2 Intrusive Ground Investigation is currently ongoing. Once completed, the results of the survey will be made available upon request. For further details please email [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk).

## SERVICES

To be installed by the purchaser. It is believed that water, electricity and drainage are already present at the site.

## LOCAL AUTHORITY

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Email: [customerservices@middevon.gov.uk](mailto:customerservices@middevon.gov.uk)

## VIEWINGS

Strictly by appointment through the agents please.

## DIRECTIONS

From J27 on the M5, take the A38 towards Waterloo Cross. At the Waterloo Cross Roundabout, take the second exit along the B3181 towards Uffculme. Approximately 1 mile along the B3181, turn left onto Bridwell Avenue. Continue along this road until reaching the T junction. Turn left onto the B3440 passing the church on the left-hand side. Continue on this road for another 350m where the property can be found on the left-hand side.

what3words: ///cries.deprive.reminder

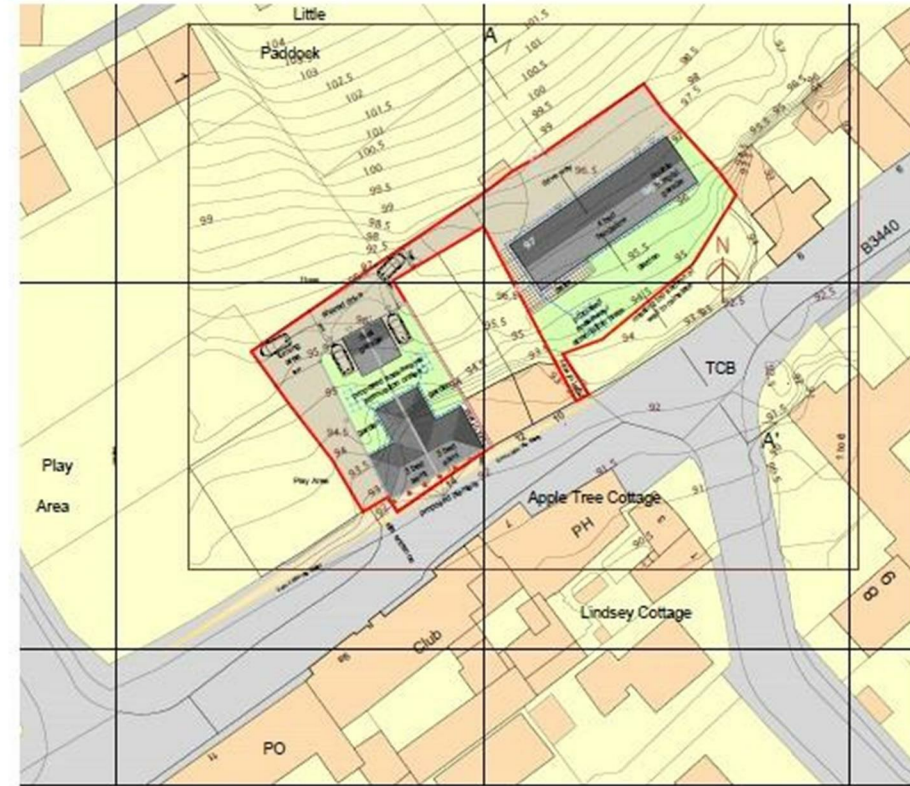


Cross Section AA' - 1:500



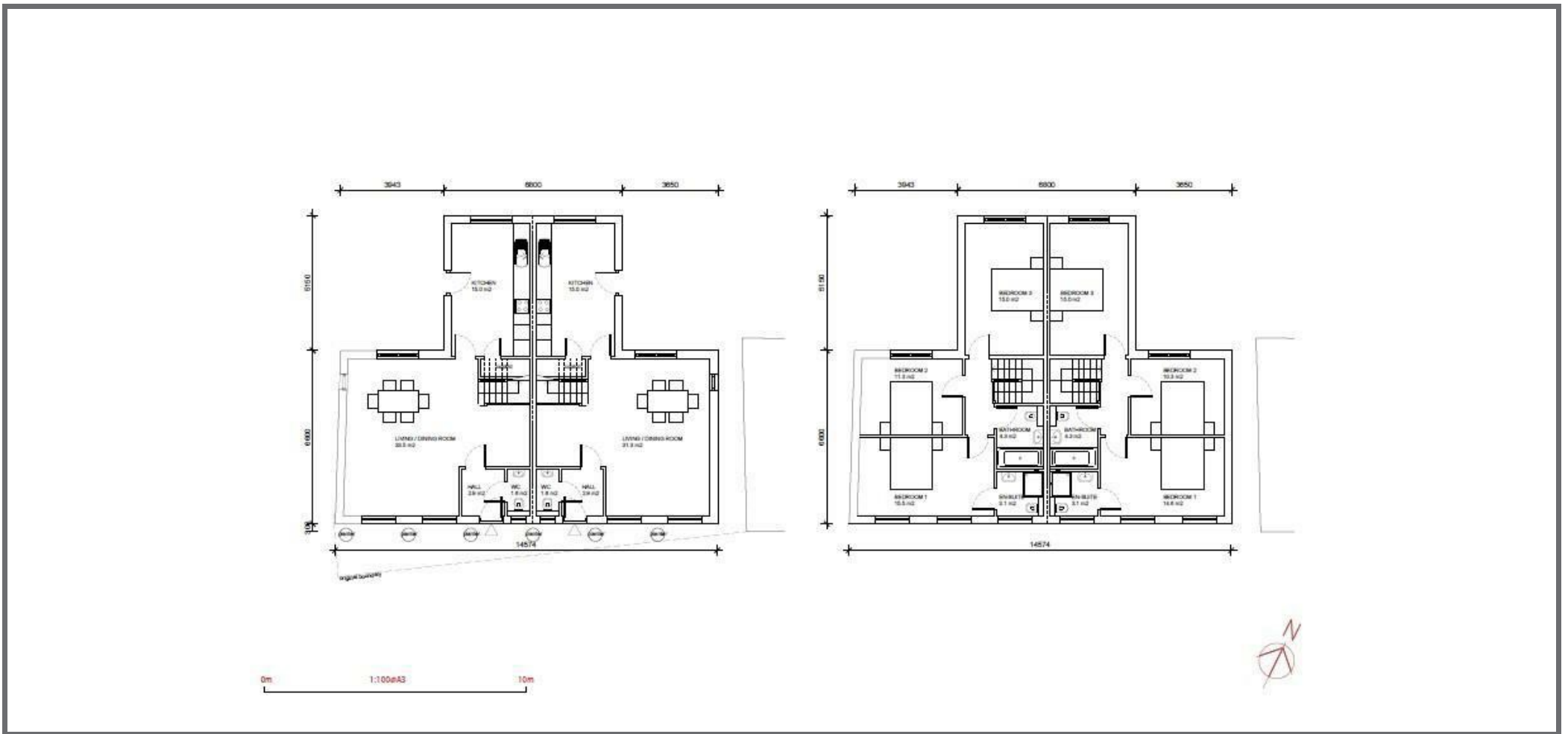
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Site Location Plan - 1:1250



Site Block Plan - 1:500





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