



43 Coldharbour



Tiverton: 9.3 Miles. M5(J27): 2.5 Miles.
Exeter: 18.2 Miles.

A superb two bedroom cottage with glorious gardens set in the heart of Uffculme.

- No onward chain
- Well finished country cottage
- Two bedrooms
- Uffculme School Catchment - Outstanding
- Heart of the village
- Fabulous garden
- Shared courtyard
- EPC Band D
- Council Tax Band B
- Freehold

Guide Price £225,000

SITUATION

43 Coldharbour is situated in the heart of Uffculme, a picturesque village in Devon. This delightful location places the property within the catchment area of the highly esteemed Uffculme School, renowned for its outstanding educational standards. Uffculme offers a range of local amenities and provides easy access to the beautiful surrounding countryside, making it an ideal spot for those seeking the perfect blend of rural tranquillity and vibrant community life.

DESCRIPTION

This charming two-bedroom country cottage is presented to the market with no onward chain. The property is characterised by its well-finished interiors, which include a recently refurbished kitchen and bathroom. The kitchen has been updated to a high standard, featuring modern appliances and stylish finishes that make it a joy for any home cook. Similarly, the bathroom has been upgraded, offering a contemporary and luxurious feel. Adding to the appeal is a conservatory that creates a superb space with flexible uses, whether for dining, relaxation, or as a playroom. The cottage also boasts a beautifully maintained garden and access to a shared courtyard, enhancing its rustic charm while providing modern comforts.

ACCOMMODATION

Upon entering 43 Coldharbour, you are welcomed into a cosy living room that exudes charm and comfort. This leads into the recently refurbished kitchen, which is not only well-equipped with modern appliances but also offers a stylish and functional space for cooking and dining. Beyond the kitchen, the conservatory provides a bright and airy space with flexible uses, perfect for dining, relaxation, or as a playroom. The recently refurbished bathroom is also located on this level, offering contemporary and luxurious fittings that enhance the overall comfort of the home. From the conservatory, there is easy access to the beautifully maintained garden, creating a seamless flow between indoor and outdoor living spaces.

Upstairs, the property features two

well-appointed bedrooms. The master bedroom offers a comfortable and restful environment, while the second bedroom is equally inviting and can serve as a guest room or office. The property's layout ensures a practical and comfortable living experience, making it ideal for both families and individuals.

OUTSIDE

The garden at 43 Coldharbour is a standout feature, offering a serene and beautifully maintained outdoor space. It is ideal for gardening enthusiasts and those who appreciate a tranquil setting. The garden's layout and upkeep provide a picturesque backdrop, enhancing the overall appeal of the cottage and offering a perfect spot for relaxation and outdoor activities. The shared courtyard further complements the outdoor space, adding to the cottage's rustic charm.

SERVICES

Mains water, electricity and drainage. Heating is radiators, powered by a vaillant gas combi-boiler.

Ofcom predicted broadband services - Ultrafast fibre Broadband direct to the house. Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE (Limited) and Three (Limited). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly through the agents Stags Tiverton.

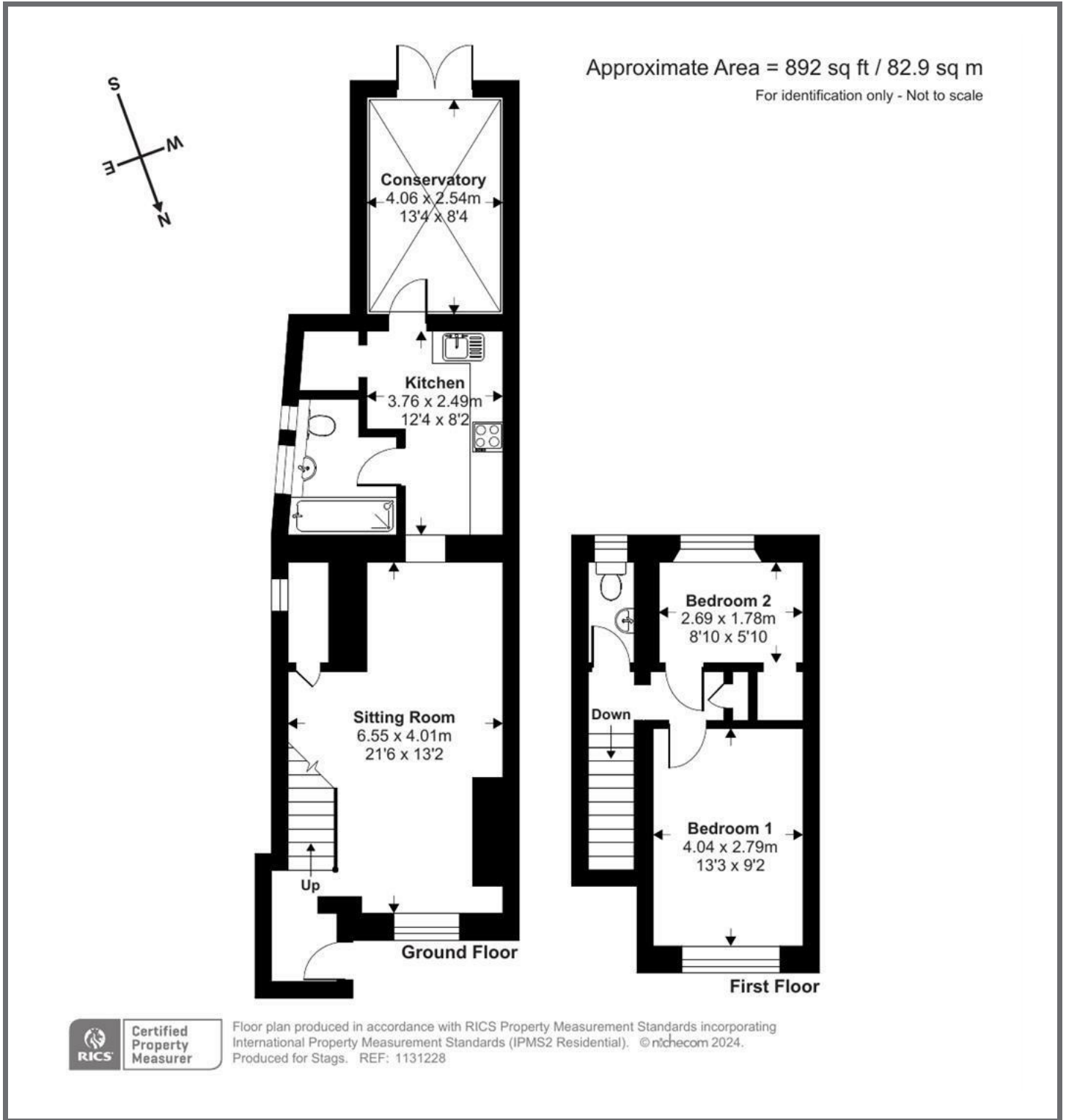
DIRECTIONS

From Junction 27 of the M5, take the A38 exit towards Wellington/Tiverton. At the roundabout (Waterloo Cross), take the second exit onto the B3181 and continue for approximately a mile. Turn left onto Bridwell Avenue/B3440. Then turn left onto Uffculme Road/ B3440. Turn right onto Coldharbour and Number 43 will be found on your left.

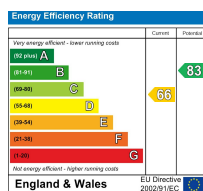
AGENTS NOTE

The property has a small section with a flying freehold.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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