



Little Q

Little Q, Commercial Road, Cullompton, Devon, EX15 3EB



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

**A spacious, detached, family home on the edge of a popular village, in need of some modernisation.**

- No Onward Chain
- Four Bedrooms and Two Reception Rooms
- Two Bathrooms
- 1574 Sq.Ft. of Accommodation
- Mature Gardens
- Garage and Off Street Parking
- Uffculme School Catchment - Outstanding
- EPC Band B
- Council Tax Band D
- Freehold

**Guide Price £375,000**



### SITUATION

Bordering the Blackdown Hills, an Area of Outstanding Natural Beauty, Uffculme provides a good range of local services including a GP practice, primary school, well regarded secondary school, church, café, public house and Bridwell Park. The village is within easy reach of the M5 and the towns of Wellington and Tiverton, with the nearest railway link being 3 miles at Tiverton Parkway. The City of Exeter and County Town of Taunton are both approximately 25 minutes' drive from the property and provide an extensive range of shopping and educational facilities.

### DESCRIPTION

Little Q is a four-bedroom family home dating from the late 1970's with light and spacious rooms. There is off road parking, large garage and spacious garden. It is vacant with no onward chain.

### ACCOMMODATION

Porch with access to the garage, with inner door to hallway. Kitchen with wall and base units, electric oven, hob and extractor fan, built in fridge plus space for appliances. Utility room with sink, wall and base units and door to garden. Double aspect dining room and triple aspect sitting room with fireplace and patio doors to the rear garden.

The staircase leads from the hallway to the first floor with attractive bay window on the half landing providing streams of natural light. Triple aspect main double bedroom, bedrooms two and three are good sized doubles with built in storage and a further single bedroom. Family bathroom with a shower over bath, wash basin and w/c .

### OUTSIDE

Little Q is approached across a neighbouring property, with its own concrete drive and gravel area adjoining providing ample room for parking and access to the

garage. The gardens are on three sides, surrounded by wooden fences or stone walls and are grass with various trees and shrubs. Patio on south side.

Spacious single garage (17'5"x 9' 5") including workshop area at rear, and roller door.

### SERVICES

All mains services connected. Gas fired central heating (new boiler 2023). 3.36kW solar PV system (68.30p FIT) Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps. Superfast: Download 31Mbps, Upload 6Mbps. Ultrafast: Download 1000Mbps, Upload 1000Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE and O2. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council

### AGENTS NOTE

Under the Estate Agents Act, we disclose that the vendor of this property is an employee of Stags.

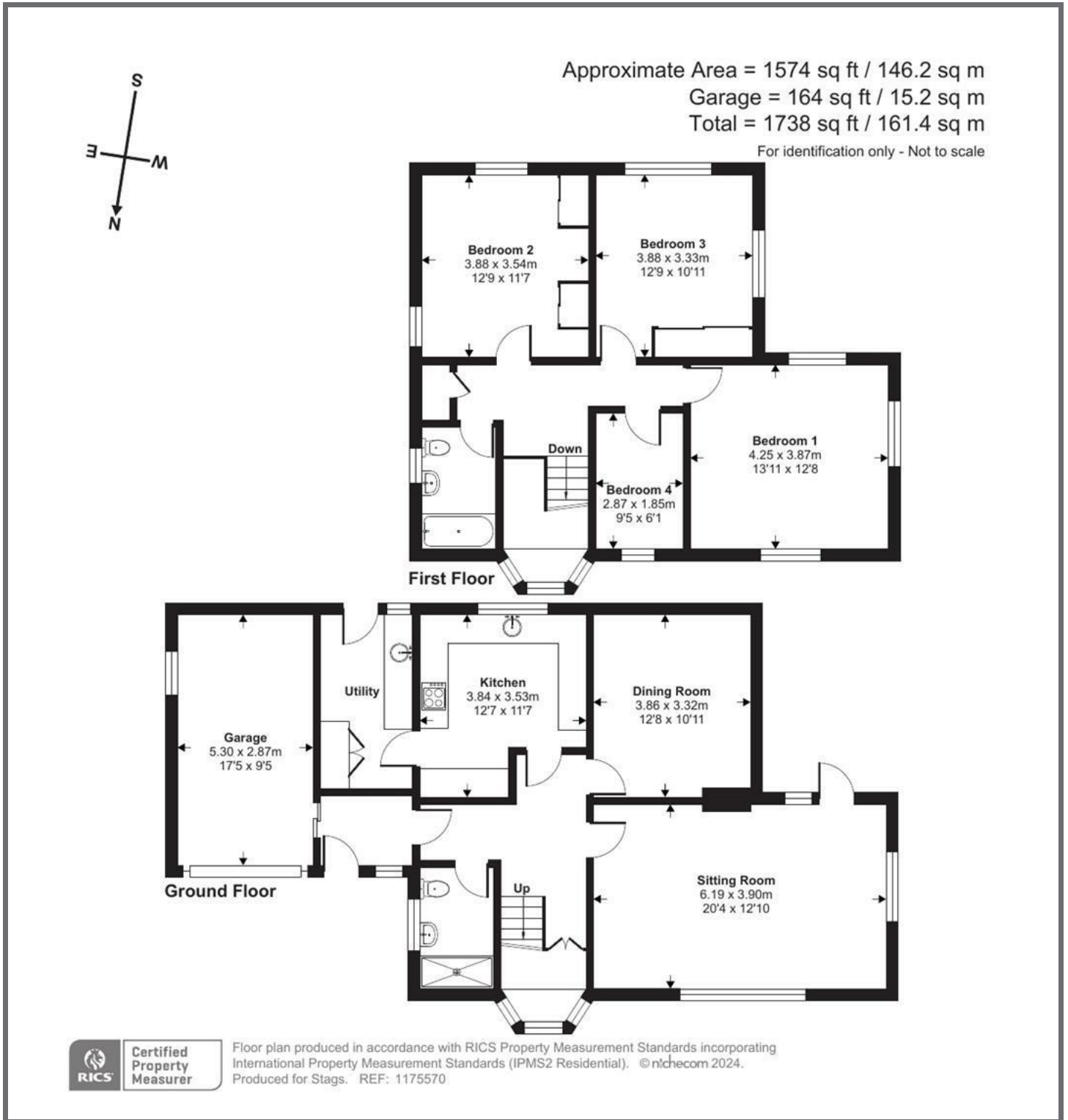
### VIEWINGS

Strictly by appointment through the sole 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, and the property is found on the right opposite the entrance to Bridwell Park, with the driveway entrance 50 yards beyond.





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.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C		81	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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