



Whalley Lane, Uplyme  
£475,000

FORTNAM  
SMITH & BANWELL

# Cheerings

£475,000

**Detached Bungalow ~ Three Bedrooms ~  
Panoramic Views Over Uplyme ~ Popular  
Village Location ~ South facing garden ~  
Parking spaces and garage**

## The Property

Situated on the corner of Whalley Lane and Gore Lane in the popular and highly desirable East Devon village of Uplyme close to the local pub and village shop/post office this detached bungalow has fine views over the village and surrounding countryside.

The property believed to have been built in the late 1960's has been well maintained under the current ownership.

The front entrance door opens into a large double glazed storm porch with coat hanging space, tiled flooring and enters into the hallway with airing cupboard and further large storage cupboard.

The living room with serving hatch into the kitchen and two large windows benefitting from superb countryside views through the valley and over the village. A door to the conservatory with tiled flooring and French doors leading out to the garden. The kitchen completes the living area section of the property comprising modern shaker style grey units with window looking over the patio seating area, inset stainless steel



sink and drainer, electric induction hob, tumble dryer, large fridge/freezer and dishwasher.

The dual aspect main bedroom nestled at the rear of the house has superb views over the village and also benefits from fitted wardrobes. Bedroom two is a versatile room, ideal for guests, children, or as a home office. Designed with practicality in mind featuring built-in wardrobes. Bedroom three also enjoys scenic countryside views like the main bedroom. A shower room fitted with modern white suite and part tiled walls completes the accommodation.

### Outside

An attached garage is approached via the tarmac driveway with ample parking spaces, and is fitted with a shutter style door, wall mounted gas combi boiler, outdoor tap, electric and lighting.

There is a large enclosed private patio providing an excellent spot for al fresco dining with step leading down to the main garden that sweeps around to the side and rear. Mainly laid to lawn the garden is enclosed by mature hedging and includes a timber summerhouse. There is a further wildlife garden accessed via wooden steps down to the former railway cutting.

### Council Tax

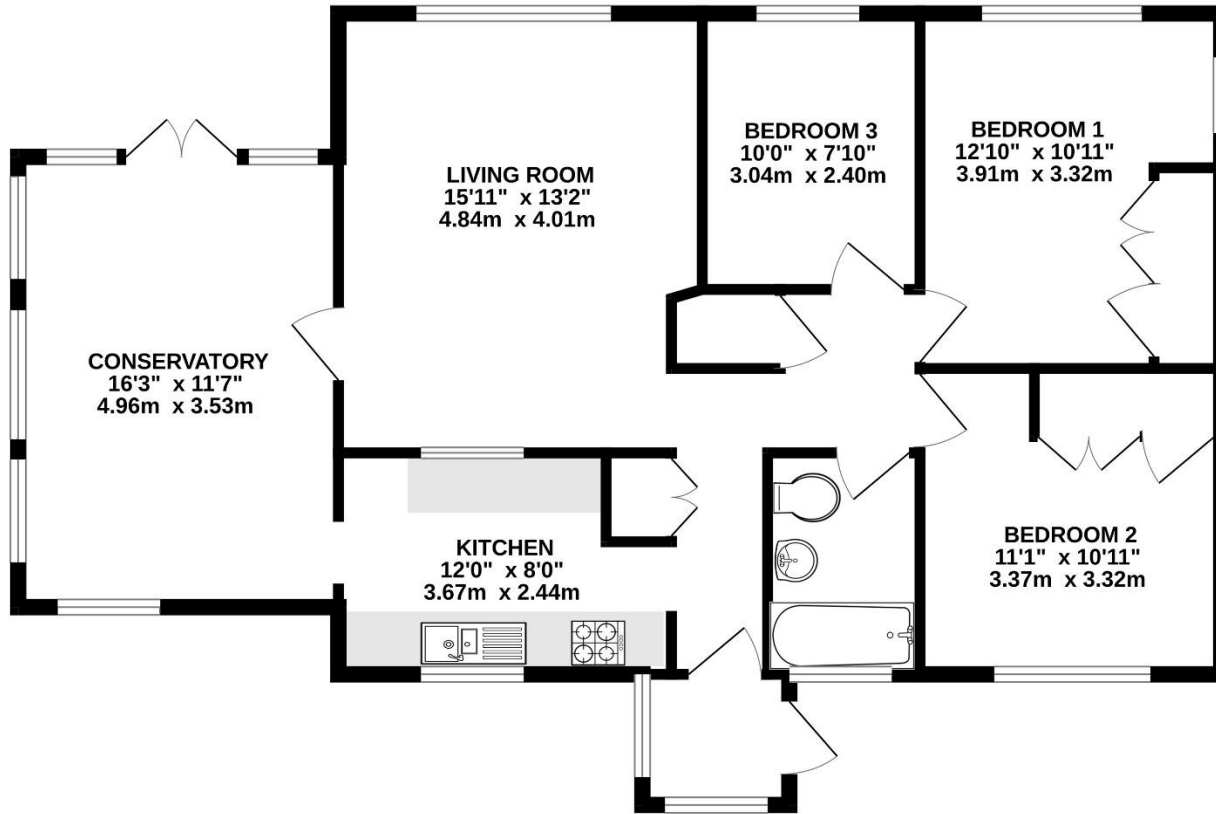
We are advised the property is tax band E. East Devon District Council.

### Services

We are advised that all mains' services connected.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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