



Whalley Lane, Uplyme
£529,000

FORTNAM
SMITH & BANWELL

Tolcarne

£529,000

Detached Bungalow ~ Three Double Bedrooms ~ Excellent Views Over Uplyme ~ Popular Village Location ~ Spacious Lounge/Dining Area ~ Good Sized Rear Garden

The Property

Enjoying panoramic village and countryside views, this spacious detached bungalow is nestled in at the top of Whalley Lane in the favoured East Devon village of Uplyme. It has many local amenities, including a post office/shop and popular local inn, and is within walking distance of good primary and secondary schools. The property is brought to the market with no onward chain.

The front door opens into an entrance hall with storage cupboard, airing cupboard and loft access. The lounge / dining area is the feature room of the property with a gas fireplace on a marble hearth and sliding doors leading onto the patio, making the most of the spectacular views of the village of Uplyme, the valley and countryside beyond.

The kitchen is fitted with laminate oak flooring and has a range of modern, cream gloss units comprising base and wall cupboards, drawer units and integrated slimline dishwasher, fridge/freezer, eye level oven and a microwave. The square edged laminate work surfaces have a tiled surround and house an inset 1 ½ bowl stainless steel sink/drainer and an electric induction hob with extractor above. An area for a family dining table and chairs completes the kitchen layout. A utility cupboard off the kitchen houses a washing machine and gas boiler.



The main bedroom is fitted with a built-in double wardrobe and chests and it benefits from far reaching countryside views. A separate shower room or potential en-suite is next to the main bedroom, with a white suite comprising a shower cubicle, WC and hand basin.

Two further double bedrooms are found at the opposite end of the property, both fitted with built-in double wardrobes. Bedroom three also benefits from superb countryside views. The family bathroom, fitted with a white suite comprising bath, shower cubicle, hand basin and WC completes the internal accommodation.

Outside

Dual wrought iron gates provide entry to a tarmac driveway and front garden bordered by hedging and timber fencing, with space for several vehicles. The attached garage is fitted with an up and over door, electrics and a rear window.

Pedestrian access either side of the property leads to the rear garden which is mainly laid to lawn with flowering shrubs and wooden fence borders. A paved terrace with access from the lounge creates an excellent space for alfresco dining or simply soaking in the countryside views. There is further land beyond the fence line in the form of a railway cutting with a boundary onto Gore Lane.

Council Tax

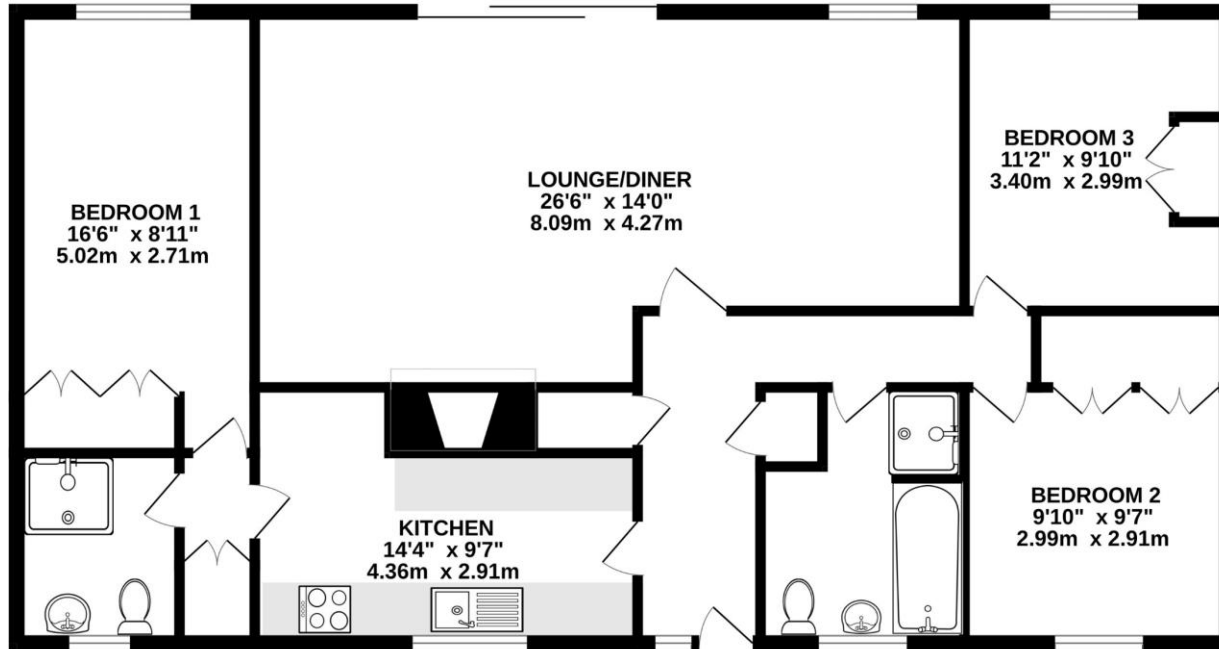
We are advised the property is tax band E. East Devon District Council.

Services

We are advised that all mains' services connected.



GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.

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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