



**Dovewood 8 Clarke Close, Cullompton, EX15 3XX**  
**Freehold**  
**Price £435,000**  
 Council Tax Band - D

**UFFCULME VILLAGE FIVE BEDROOM FAMILY HOME!** - Situated in a prime location within the highly desirable school catchment area of Uffculme Senior school this four/five bedroom family home has been extended to the first floor, with the added benefit of a large conservatory to provide spacious and adaptable accommodation throughout.

The generous accommodation flows from room to room, entering via a hallway which offers stairs to the first floor bedrooms, while splitting leading to the dual aspect sitting room and conservatory to one side and the dining room and kitchen to the other side, linking from the kitchen into the lounge and conservatory.

Upstairs, the first floor accommodation has been extended to offer a large main bedroom with en-suite shower room, second bedroom with en-suite shower room, two further double bedrooms, bedroom five would ideally be used as an office and the family bathroom offers a contemporary white suite.

Outside, the rear garden has been lovingly tended to offer an array of shrubs and plants, mixed with a wide range of fruit and vegetable flower beds. Single garage and carport with parking for an additional three vehicles. The front garden attracts stunning wildlife, including Muscovy ducks visiting the area.

The property is located within easy reach of popular schools and picturesque tea rooms and stunning walks and views nearby, including Bridwell Park, while the village of Uffculme is positioned within a short walk for local shops and services. The M5 is within easy reach leading to Parkway mainline station for London Paddington or Exeter City airport and City centre.

## Canopy Entrance Porch

Leading with entrance door to

## Entrance Hall

An L-shaped entrance space leading in with wood framed double glazed window to front aspect, coving, stairs leading to first floor landing with doors leading to.

## Cloakroom

A White suite, comprising of a low-level w.c., wash hand basin, tiled splashback, radiator, consumer unit and wood framed double glazed windows to front aspect.

## Sitting Room



A dual aspect reception room fitted with two radiators, t.v. and telephone point, coving, wood framed double glazed window to front aspect, sliding patio doors leading out into the conservatory and door leading to.

## Conservatory



A large conservatory built with dwarf wall and uPVC construction with double glazed windows pleasantly overlooking the rear garden fitted with a radiator, tiled flooring, wall lighting and French doors leading out to the rear garden.

## Dining Room



An extra reception room currently utilised as a dining room with potential to create a family room if required fitted with coving, radiator, wood framed double glazed window to front aspect with storage cupboard under stairs and doors leading to

## Kitchen



Located fairly central to the property providing access to the conservatory or lounge and dining room offering a wide range of roll top worksurfaces with a stainless steel sink unit with mixer tap over with a range of cupboards and drawers under, four ring gas hob, built in cooker hood above, matching eyelevel cupboards with under lighting, Neff double oven, space and plumbing for washing machine and dishwasher, space for under counter fridge, larder cupboard under stairs, tiled splashback, inset spotlight fixing, coving with door leading out to

## First Floor Landing

A long landing space fitted with an Envirovent, coving, wood framed double glazed window to rear aspect, loft hatch with loft ladder leading to a part boarded attic space, inset spotlighting, airing cupboard with a Vaillant wall mounted Combi boiler servicing hot water and heating guaranteed until 2024.

## Bedroom One



A double bedroom with inset spotlighting and uPVC double glazed windows to front aspect, radiator, loft hatch leading to attic space and door leading through to.

## En-Suite Shower Room



A white suite comprising of a tile enclosed curved shower cubicle with glass screen curved doors and mains shower, close coupled low-level w.c. wash hand basin with vanity storage cupboard, part tiled with vanity storage unit over, chrome heated towel radiator, inset spotlighting, extractor fan and uPVC double glazed windows to rear aspect.

## Bedroom Two



A double bedroom offering sliding mirror door wardrobes, radiator, coving, t.v. point, cupboard over stairs, wood framed double glazed window to front aspect and door leading to.

## En-Suite Shower Room



A white suite comprising of a tile enclosed glass screen door shower cubicle with mains shower over, close coupled low-level w.c., pedestal wash handbasin with mixer tap, shaver point, chrome heated towel radiator, vanity storage cupboard, coving, inset spotlighting, extractor fan, wood framed double glazed windows to front aspect.

### Bedroom Three



A double bedroom fitted with a radiator, coving, and wood framed double glazed window to front aspect.

### Bedroom Four



Offering a built in wardrobe cupboard, coving, wood framed double glazed window to rear aspect.

### Bedroom Five



A single bedroom ideal as an office fitted with uPVC double glazed window to rear aspect and inset spotlighting.

### Family Bathroom



A white suite comprising of a panelled bath with mixer tap and shower hose attachment over, low-level w.c., pedestal wash hand basin with mixer tap, part tiled, spotlight fixing, radiator and wood framed double glazed window to rear aspect.

## Rear Garden



A pleasant south easterly facing 33ft in depth rear garden, mainly laid to lawn with a wide range of flower beds and shrubs offering a patio area for alfresco dining with pathway leading to the garage and parking, outside tap and electric point and potting shed.

## Carport/Parking

There is parking for three cars with automatic lighting, leading to garage under the first floor extension.

## Garage



A single garage with up and over door to front aspect offering light and power.

## Front Garden



A pleasant frontage that often attracts wildlife to the garden mainly laid to lawn with flower bed and tree.

## What3Words



//roofed.riverbank.forkful

## Please note



We understand from the seller that the electrics were

upgraded in 2020 with new consumer unit.

Services connected are mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

### Agent Information



VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an

average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

# Floor Plan



TOTAL FLOOR AREA: 1686 sq.ft. (156.6 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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GROUND FLOOR  
982 sq.ft. (91.3 sq.m.) approx.

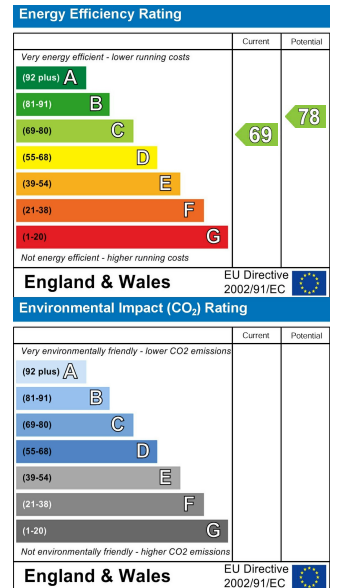
1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.