



**49 Highland Terrace, Uffculme, EX15 3EN**

**Freehold**

**Open To Offers £245,000**

Council Tax Band - B

Situated in a tucked away spot in the popular village of Uffculme is this THREE bedroomed end of terrace family home. The property is located within easy reach of a good range of amenities, popular schools, regular bus services and lovely river walks. This home enjoys countryside views and a large plot which is perfect for entertaining whilst watching the kids play.

The accommodation comprises a useful entrance porch, utility, modern kitchen/diner, large living with patio doors leading to the garden and far reaching views over the valley, cloakroom whilst upstairs there are three bedrooms and bathroom. Outside the large garden has plenty of space for entertaining and enjoying the sunshine whilst leaving the children plenty of area to play. The current owners have had a purpose built office/gym built with power and internet access so is perfect for working from home or additional space to enjoy away from the main accommodation. Located at the end of the shared path along the terrace there is a useful residents car park. There is potential to extend the property, subject to the necessary consents.

Uffculme is a popular and highly desirable location for the Ofsted rated outstanding Uffculme senior school while offering a range of shops and pubs and services nearby. The M5 is located within a short drive for mainline parkway station to London Paddington or Exeter City Airport and City Centre.



## Entrance Porch



Upon entering the property, you are greeted into the good sized entrance porch providing plenty of space for the family to get prepared for leaving the house or upon your return on a wet day. There is a handy storage cupboard for shoes and coats. Doors into utility and inner hallway.

## Utility Room

With window to the front elevation, gas combi boiler, sink with tiled splashbacks and storage cupboard under. space for washing machine and space for a tumble dryer

## Inner Hallway

With stairs rising to the first floor landing, radiator and doors off to

## Cloakroom



Fitted with a modern white suite comprising of low level WC, vanity wash hand basin with mixer tap and storage shelving under, radiator, part tiled walls, wood effect laminate flooring and obscure glazed window to the front elevation.

## Kitchen/Diner



The kitchen area comprises a range of base units of base cupboards and drawers with wood effect worktop over, inset sink with mixer tap and integrated appliances including dishwasher, electric double oven and halogen hob along with tiled splashbacks and a range of wall mounted matching cupboards with recirculating hood. There is also a space for fridge/freezer. Window looking into the side garden area.

The dining area has a radiator, window looking into the entrance porch and wood effect laminate flooring.

## Living Room



This naturally light room benefits from a window, dual radiators and large sliding patio doors leading out to the rear patio area, providing rooftop views to far reaching countryside.

## First Floor Landing

With loft hatch, radiator, cupboard with shelving, positive input ventilation system and doors off to



## Bedroom One



With large window to the rear elevation overlooking rear garden with far reaching countryside views down the Culm Valley, radiator and walk in wardrobes with hanging rail and shelving.

## Bedroom Two



With window to the front elevation overlooking the front garden, radiator and built-in wardrobe.

## Bedroom Three



With window to the rear elevation overlooking rear garden with far reaching countryside views and radiator

## Bathroom



With obscure glazed window to the front elevation and fitted with a modern white suite comprising of panelled bath with mixer tap with shower attachment and mains thermostatic shower over, vanity wash hand basin with storage under and hidden cistern WC. There are tiled splashbacks, medicine cabinet and mirror with inset spotlights and shaver socket as well as a radiator and tile effect laminate flooring.



## Outside



From the parking area a shared path leads along the terrace to the enclosed front garden accessed via a wooden gate. The front garden has been made low maintenance with raised beds laid with gravel. A path runs to the front door and side access gate.

The side garden area has a path along to the rear of the property as well as to the office. This garden area is laid to lawn giving the children plenty of space to play or is a blank canvass for the keen gardener.

The rear garden benefits has a large patio area which is ideal for entertaining and enjoying the sunshine and the views across the valley. The remainder of the garden is laid to lawn with a path leading to the rear access gate and rear path.

## Office



This purpose built studio is currently used as a home office/gym and benefits from light, power and internet connection.

## Services

Mains electric, gas, water and drainage.

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>

## what3words



graphic.clustering.serve

## Agents 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).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

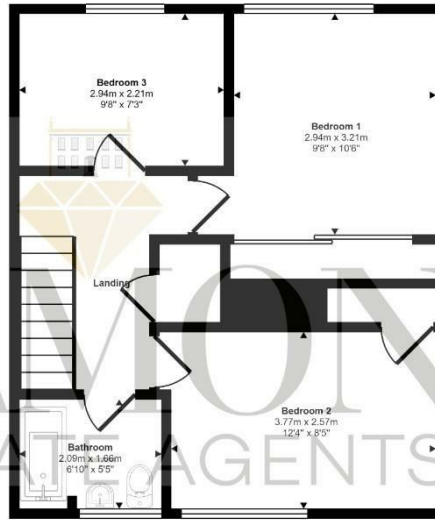
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

# Floor Plan

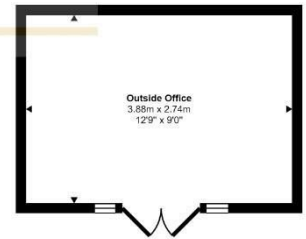
Approx Gross Internal Area  
108 sq m / 1165 sq ft



Ground Floor  
Approx 54 sq m / 580 sq ft



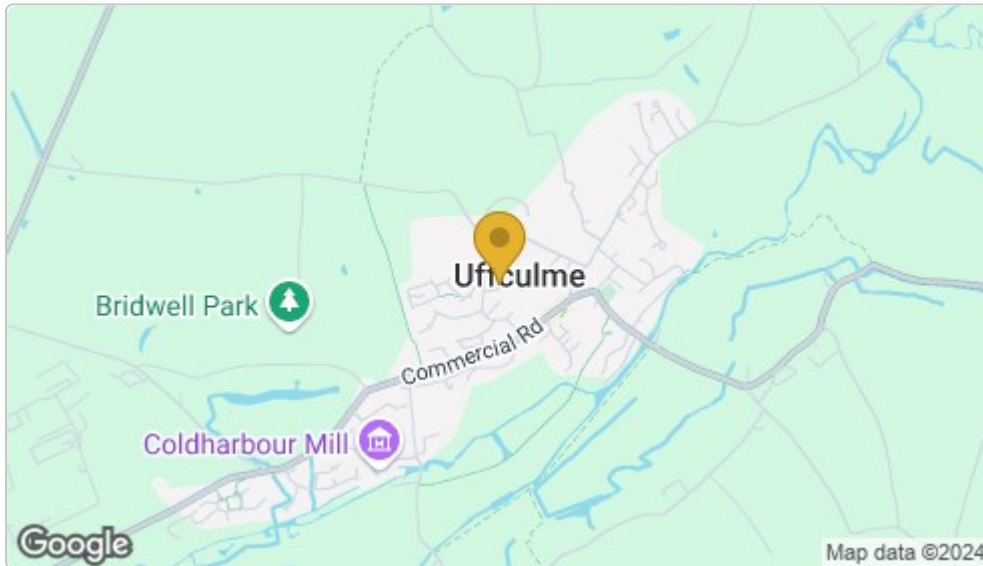
First Floor  
Approx 44 sq m / 470 sq ft



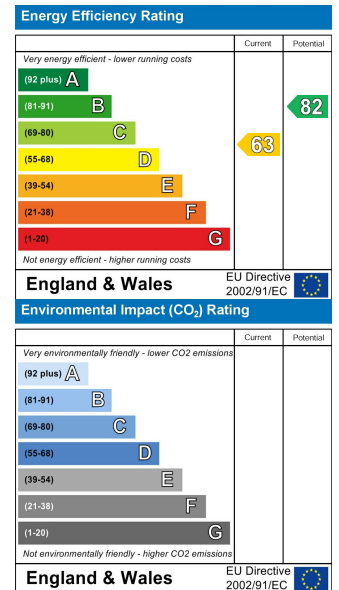
Office  
Approx 11 sq m / 115 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.