



5 Belle Vue Rise, Uffculme, EX15 3FB
Freehold
Asking Price £340,000
Council Tax Band - D

NO ONWARD CHAIN - OFFERED VACANT POSSESSION

Uffculme is a picturesque village nestled in The Culm Valley but offering good commuter links via the M5 at Junction 27. This lovely detached family home boasts a south west facing rear garden is a definite plus for those looking to enjoy village life. The kitchen/diner and lounge offer great spaces for both cooking and relaxation and having a ground floor cloakroom close to the front door is always convenient. The three bedrooms with the main having an ensuite and the family bathroom provide ample accommodation, and having parking for two cars is certainly a practical feature.

The nearby outstanding Ofsted-rated primary and senior schools are a big draw for parents looking for a good education for their children. Additionally, being in the Culm Valley and close to the Blackdown Hills Area of Outstanding Natural Beauty (AONB) means you will have stunning countryside right on your doorstep, perfect for outdoor activities, exploring nature and exercising.

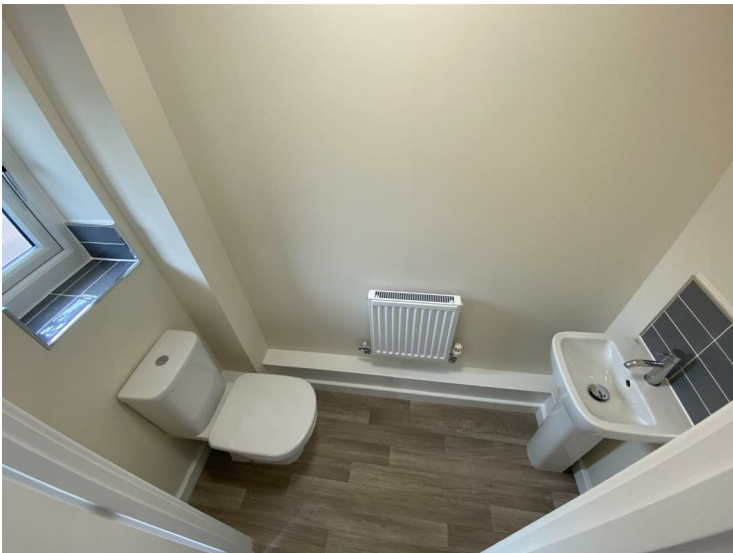
Uffculme is a desirable village with a range of amenities including popular primary and secondary schools, shops and pubs, it also benefits from plenty of countryside walks, easy access to the M5 and Tiverton Parkway mainline railway station is situated approx. 2.5 miles away.

Entrance Hallway



Upon entering the property, you are greeted into the entrance hallway with stairs leading to the first floor landing, radiator, wood effect vinyl flooring and doors off to

Cloakroom



with obscured glazed window to the front elevation. A modern white suite comprising of pedestal wash basin, low level WC and tiled splashbacks, wood effect vinyl flooring and radiator.

Kitchen/Diner 16'2" max x 9'8" max (4.94 max x 2.97 max)



This spacious kitchen/diner benefits from a large window to the front elevation giving plenty of light. The modern kitchen comprises a range of cupboards and drawers

with worktop over with inset one and a quarter sink with mixer tap, electric oven and four ring gas hob. Spaces for washing machine, dishwasher and fridge freezer. Matching wall mounted cupboards with one cupboard housing the gas combi boiler. The dining area provides space for a six seater table and has a radiator and wood effect vinyl flooring.

Lounge 16'4" x 11'1" (5 x 3.4)



This bright and airy room benefits from a window and door leading out to the rear garden, understairs storage cupboard, radiator, television and telephone points.

First Floor Landing



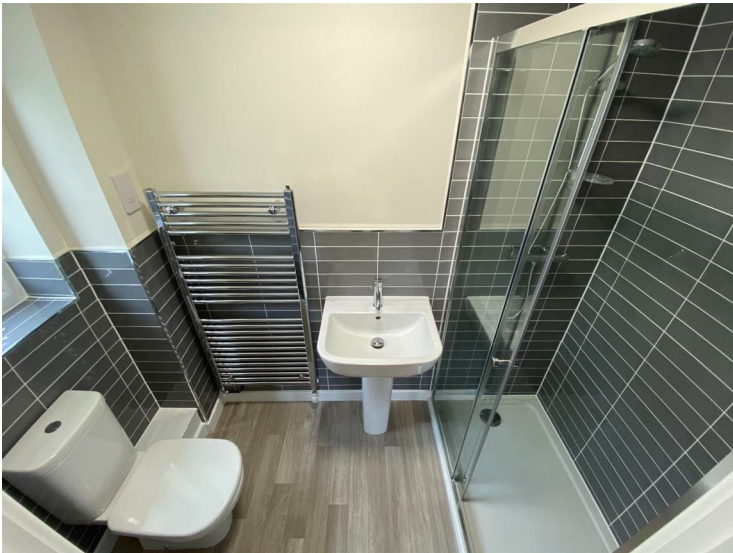
With window to the side elevation providing natural light down the stairs and on the landing, radiator, loft hatch, airing cupboard with electric bar heater and shelving. doors off too

Bedroom One 13'2" x 9'9" (4.03 x 2.98)



Window to the front elevation, television point and door into the

Ensuite



with obscure glazed window to the side elevation. A modern white suite comprising low step walk in double shower cubicle with mains thermostatic shower, pedal wash hand basin and low level WC, heated towel rail, tiled splashbacks and partial tiled walls, wood effect vinyl flooring, shaver socket and extractor fan

Bedroom Two 10'1" x 9'9" (3.09 x 2.98)



Window to the rear elevation overlooking the rear garden with rooftop views to countryside and a radiator

Bedroom Three 9'0" x 6'4" (2.75 x 1.94)



Window to the front elevation and a radiator

Family Bathroom



Obscure glazed window to the rear elevation. A modern

white bathroom suite comprising of panelled bath with main thermostatic shower over, low level WC and pedestal wash hand basin, tiled splashbacks and part tiled walls, heated towel rail, extractor fan, shaver socket and wood effect vinyl flooring

Outside



To the side of the property there is a driveway providing parking for TWO cars. A courtesy gate leads through to the rear garden.

The rear, south west facing garden is mainly laid to lawn and enclosed by wooden fencing. A patio area with a path leading along the rear of the property and is ideal for entertaining and enjoying the sunshine. On the practical side, there is an outside tap and electric sockets.

What3Words

vowel.chins.bakers

Please note

The photos used were taken before the current tenants moved in. The property becomes vacant on the 13th May 2024.

Services

Mains electricity, 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>

Agents Notes

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).

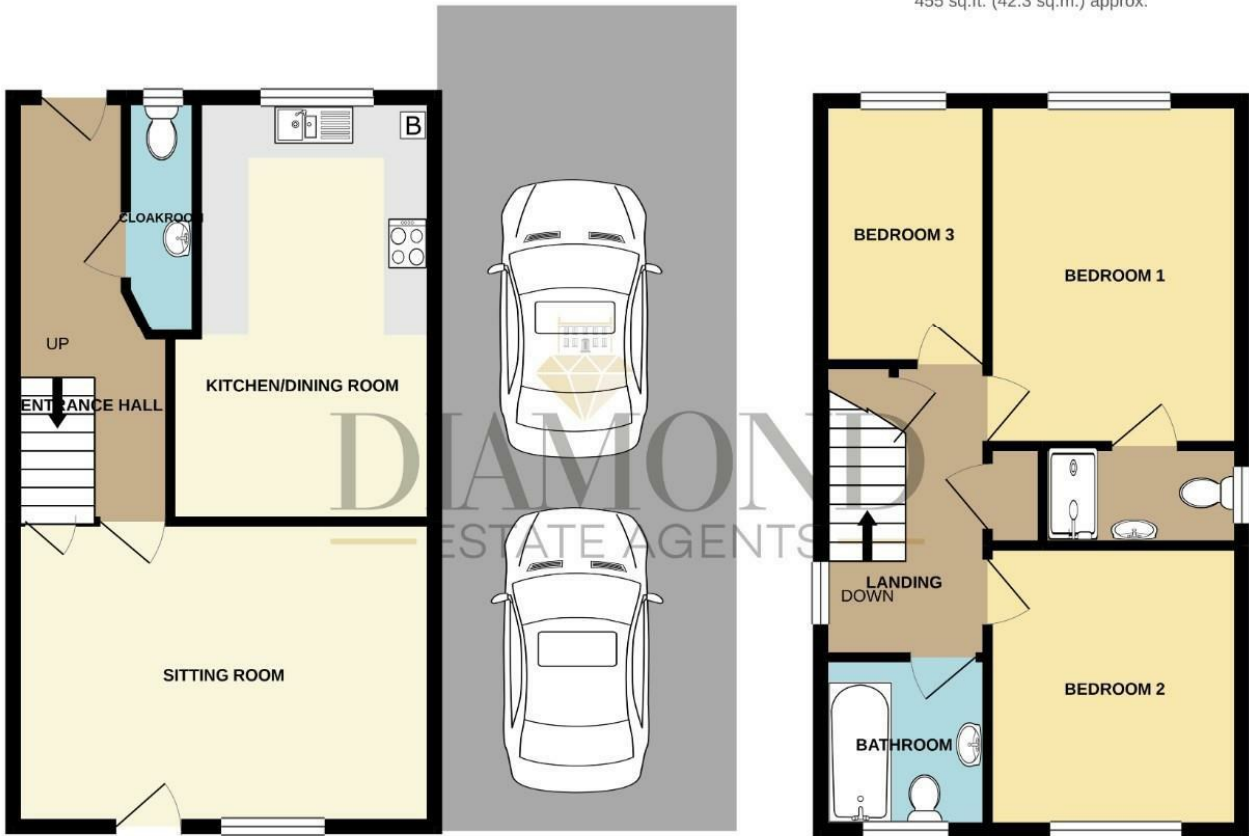
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

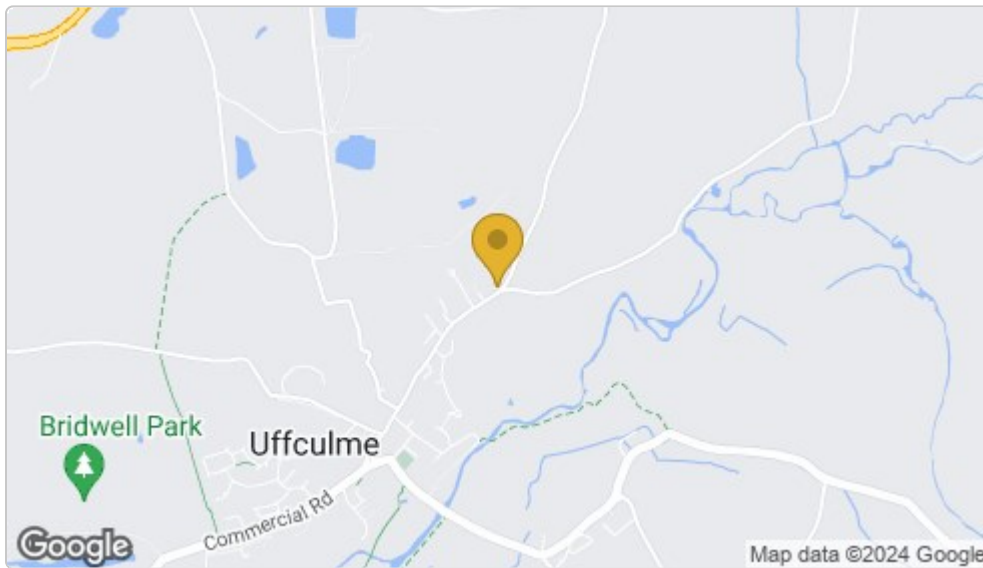
1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.