



7 Bridge Street, Uffculme, Cullompton, EX15 3AX  
Council tax band:D Freehold

Asking Price £449,950

**BACK ON THE MARKET**-Situated towards the edge of the village, this stunning four bedroomed cottage is full of character and refurbished to a high standard with many new oak wood features. It is perfect for those looking to escape to the country and away from city life. With flexible ground floor accommodation and lots of character features including oak beams and doors throughout, this home has been wonderfully renovated with many modern touches. An internal viewing is highly recommended!

The ground floor boasts flexible accommodation with lounge with Inglenook fireplace and oak beams, open plan kitchen leading into the breakfast room and dining room with cast iron log burner, one ground floor bedroom and an additional study which is perfect for working from home, whilst upstairs are three double bedrooms and a well appointed shower room while the main bedroom benefits from an attached large dressing room. Outside, the enclosed low maintenance rear garden offers a patio for al-fresco dining or entertaining with the remainder providing a raised play area for children.

Uffculme village provides shops, primary school and an Ofsted rated "outstanding" senior school, whilst the village itself nestles at the foot of the Blackdown Hills which are designated as an area of Outstanding Natural Beauty. The surrounding countryside offers a wealth of country pursuits. The nearby River Culm with its lovely riverside walks runs through the village. The comparatively central Mid Devon location lies between the picturesque National Parks of Dartmoor and Exmoor, together with the north and south Devon coastlines all within a modest car journey. The property is situated within short distance to J27 of the M5 for commuting to Taunton/Exeter with the local town of Cullompton situated nearby, offering an extensive range of shops, supermarkets and restaurants while enjoying direct links to London Paddington from Tiverton Parkway mainline station or Exeter City airport.

- Uffculme Culm Valley location
- Stunning Open Plan Accommodation
- Dining Room with Log Burner
- Flexible ground floor accommodation
- Four double bedrooms
- Lounge with Inglenook Fireplace
- Oak Finish beams and fixings throughout
- Lovingly Renovated Throughout
- Low maintenance garden
- Annexe Potential



### Entrance Hall

You are welcomed into this lovely family home via the entrance hall with stairs rising to the first floor landing, window to the front aspect with deep window sill, cloaks cupboard, secret storage cupboard with shelves, doors off to ground floor rooms

### Cloakroom

with low level WC with wash hand basin above with mixer tap, tiled splashbacks, radiator and obscure window to side elevation

### Lounge

with dual windows to the front elevation with deep window sills, large inglenook feature fireplace with raised hearth and inset wood burner, exposed wooden beams, storage cupboard, radiators and tv point

### Dining Area

Open plan dining area with inset wood burner, patio doors to rear elevation, large window to rear elevation with window seat, radiator, archway through to Kitchen area

### Kitchen Area

The kitchen is fitted with range of base cupboards and drawers with woodwork top, integrated dishwasher, AEG coffee machine and microwave combination grill (are available by separate negotiation), space for range cooker, tiled splashbacks and fridge freezer. Archway through to

### Breakfast Room

with large centre island perfect for casual dining or eating breakfast on a busy weekday morning. A continuation of the same base cupboards and drawers with space for washing machine, Belfast sink with mixer tap over, patio doors opening on to the enclosed rear garden and bespoke pantry cupboards with inset lighting

### Office One

with window to the side elevation, storage cupboards, radiator, ethernet connection and door into

### Bedroom Four / Office Two

with a door opening out into the rear garden and window looking to the rear garden, radiator, inset spotlights and Ethernet connection. This bedroom is currently used as a second office.

### First Floor Landing

With windows to the front elevation and doors to bedrooms and shower room

### Bedroom One

this lovely spacious room has a feeling of luxury, there is a window to the rear elevation and door in to

### Dressing Room

this long narrow room is fitted from floor to ceiling with built in wardrobes offering plenty of storage for the snappy dresser or shopaholic, obscure glazed window to the rear elevation, inset spotlights and door into the shoe cupboard

### Bedroom Two

with window to the rear aspect and radiator

### Bedroom Three

with window to the front aspect and radiator



## Shower Room

with double walk in tiled shower cubicle with thermostatic power shower, heated towel rail and further heated towel rail with radiator, low level WC, vanity wash basin with storage under and obscure window the front elevation

## Outside

The property is approached by a pathway leading to the front door. To the left hand side of the property there is a pathway which allows for access for maintenance.

To the rear of the property is a patio area adjacent to the dining room and is ideal for enjoying the sunshine and entertaining. A pathway leads alongside the property and down to the second study. Three steps lead up to the artificial grassed area and at the bottom of the garden there is a useful timber garden shed. The garden is enclosed with timber fencing.

## Services

Mains electrical, 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

[fiariness.tradition.clams](https://fiariness.tradition.clams)

## 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.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.





TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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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