



31 Bridwell Crescent, Uffculme, Cullompton, EX15 3FU

Freehold Council tax band -E

Asking Price £500,000

Welcome to Bridwell Crescent in Uffculme - where a stunning three double bed roomed detached chalet bungalow awaits you! This modern property boasts a sociable open plan living area, perfect for entertaining guests or enjoying quality family time. The well appointed kitchen, useful utility room, cosy lounge area and spacious dining area create a harmonious living space that is both inviting and practical.

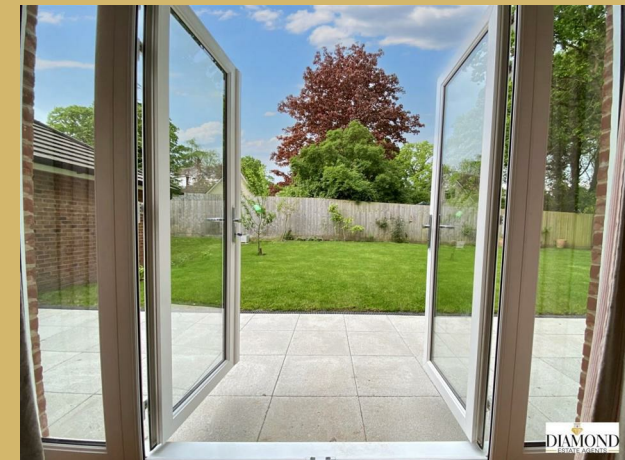
Situated on a large corner plot at the end of a quiet cul-de-sac, this property offers privacy and tranquillity. With a family bathroom and an ensuite shower room for added convenience, this home is designed for comfort and functionality.

Parking will never be an issue with space for seven vehicles, including a garage for added storage or secure parking. The property's modern construction ensures quality and peace of mind, with the remainder of the NHBC warranty in place.

Uffculme is a popular and highly desirable Culm Valley village location famous for having outstanding Ofsted rated Senior and Primary Schools while offering a range of shops, cafe, pub and the useful services nearby. The M5 is located within a short drive as is Tiverton Parkway mainline railway station linking you to London Paddington or Penzance. The M5 junction 27 leads you to Exeter City Airport and the bustling city centre for further shopping and entertainment.

Don't miss the opportunity to make this charming chalet bungalow your new home. Book a viewing today and experience the best of modern living in a picturesque British setting.

- Remainder of NHBC warranty
- Garage plus parking for seven cars
- Open planning living area
 - Utility room
- Catchment for Ofsted rated 'outstanding' Uffculme Primary and Senior Schools
- Tucked away large corner plot at the end of a cul de sac.
- **THREE DOUBLE BEDROOMS** with the main located on the ground floor with ensuite shower room
- Stunning kitchen with built in appliances (Aga available by separate negotitaion)
- Useful Summer house which could be used as a Home Office
- Easy access to the M5 and Tiverton Parkway train station



Entrance Porch

Upon entering the property, you are greeted into the entrance porch with dual aspect windows to the side elevations, radiator and wood effect Amtico LVT flooring which continues through the inner hallway and into the open plan living area. Door into

Inner Hallway

The inner hallway has a vaulted ceiling and is bathed in natural light due to the large Velux window which is electrically operated for your comfort and convenience. Stairs rise to the first floor landing with useful understairs storage cupboard, radiator and doors off to

Bedroom One

The main bedroom has dual aspect windows to the front and side elevations. A new carpet has been laid in May 2024. There is a radiator, a Nest thermostat control for the heating and door into

Ensuite

This beautifully appointed ensuite has a modern white shower suite comprising of a low level double shower cubicle with mains thermostatic shower, hidden cistern WC and vanity wash hand basin with storage under, tiled splashbacks, heated towel rail, extractor fan, shaver point and obscure glazed window.

Open Plan Living Area

This sociable open plan living area provides plenty of space to entertain whilst also feeling cosy.

Lounge Area

With a large window to the front elevation flooding the room with plenty of light creating a lovely area to relax and unwind. There is a radiator, television point, telephone point as well as a further Nest thermostat for the heating system.

Kitchen/Dining Area

The stunning kitchen area has a centre island with storage and breakfast bar area as the main focal point and is perfect for watching the cook in action. The kitchen comprises a range of cupboards and drawers with a quartz worktop set over., inset sink with mixer tap, integrated dishwasher and oven. There is also a large pantry style cupboard with shelving. The current owner had the Aga installed which is available via separate negotiation.

The dining area has space for a 8 seater table comfortably and has double doors leading out to the rear garden. There is a radiator and door into

Utility

Plumbing for washing machine, cupboard housing gas boiler,

radiator and window to the side elevation and door leading out to the rear garden.

First Floor Landing

With galleried landing, radiator and doors off to

Bedroom Two

With dual aspect views via a window to the front elevation and a Velux window to the rear and radiator.

Bedroom Three

With dual aspect views via a window to the front elevation and a Velux window to the rear and radiator.

Bathroom

This modern bathroom comprises panelled bath with mains thermostatic shower over and glass shower screen, pedestal wash hand basin and hidden cistern WC, shaver socket, heated towel rail, extractor fan and obscure glazed window to the rear elevation.

Outside

Being situated at the end of the cul de sac provides extra parking with a brick paved driveway leading to the garage providing parking for the cars whilst the gravelled area to the front of the property provides further parking for several more cars. The front garden is laid to lawn with a



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flower bed border housing an array of plants and shrubs. A level paved path leads to the front door. Double gates lead to the side area which is laid to gravel and would be perfect for storing a motorhome or similar.

From the driveway a courtesy gate leads into the rear garden where a large patio area runs along the rear of the property and is perfect for entertaining and enjoying the afternoon sunshine. The rear garden is laid to lawn and ideal for keeping the children entertained or a blank canvass for the keen gardener to create the garden of their dreams! To the side of the property, there is a further patio area, large raised bed and further flower bed. There is a useful summer house to shelter from the sun but could also be used as a home office if required.

The property sides onto woodland and any trees overhanging the boundary will be substantially reduced in early September.

Services

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>

What3words

scoping.badminton.piglet

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).

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.





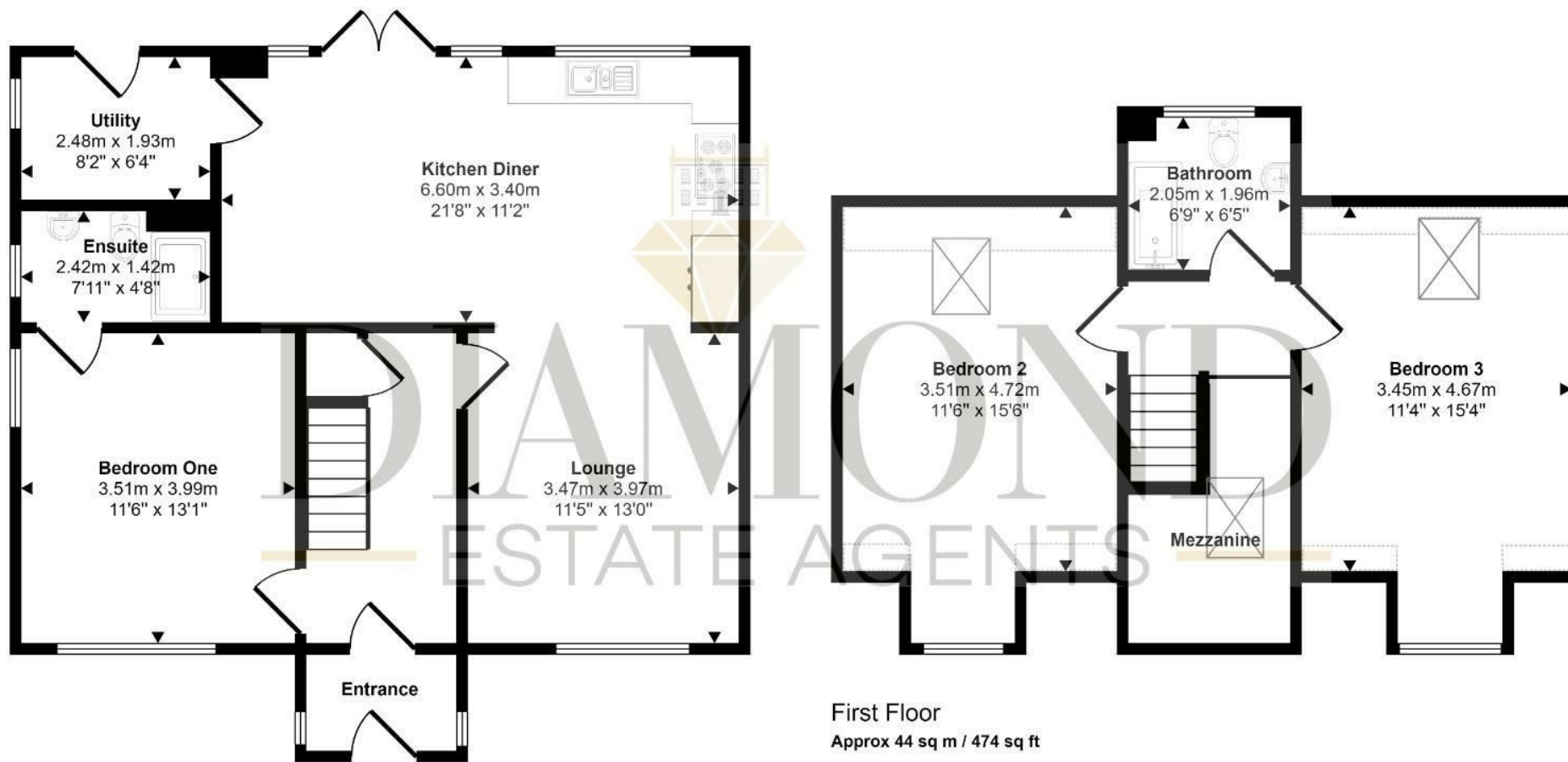
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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.



Approx Gross Internal Area
117 sq m / 1254 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.