



31 Bridwell Crescent, Uffculme, Cullompton, EX15 3FU

Council Tax: E Freehold

Asking Price £500,000

Welcome to Bridwell Crescent, where this stunning three-bedroom detached chalet bungalow offers a perfect blend of modern comfort and timeless elegance. Thoughtfully designed, this home provides well-defined living spaces, ideal for those who appreciate both style and functionality.

The beautifully appointed kitchen is complemented by a separate utility room, ensuring practicality and convenience while the dining area is perfect for hosting family meals or entertaining guest. The lounge provides a warm and inviting setting to unwind. Each room is finished to a high standard, offering a comfortable and sophisticated living environment.

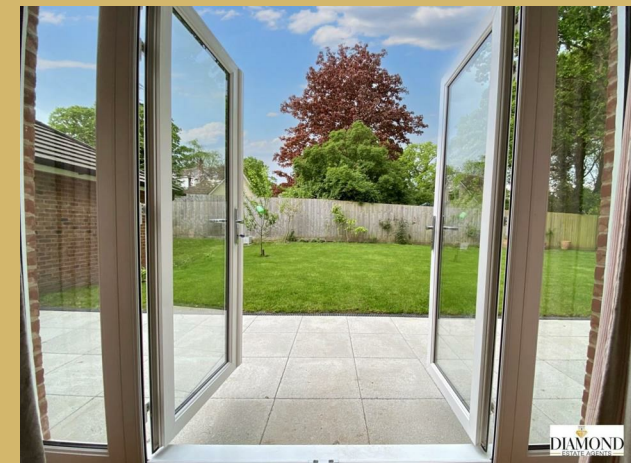
Positioned on a generous corner plot at the end of a quiet cul-de-sac, this property enjoys a peaceful and private setting. The home benefits from a well-appointed family bathroom as well as a luxurious en-suite shower room to the principal bedroom, enhancing both comfort and convenience.

With parking for up to seven vehicles, including a garage for secure storage, this home is designed to accommodate modern family needs. Constructed to the highest standards, it also benefits from the remainder of the NHBC warranty, providing peace of mind for years to come.

Nestled within the highly desirable Culm Valley village of Uffculme, this location is renowned for its outstanding Ofsted-rated primary and secondary schools. The village offers an array of amenities, including local shops, a charming café, a traditional pub, and essential services. Excellent transport links place the M5 (Junction 27) just a short drive away, providing easy access to Exeter Airport and the city centre, while Tiverton Parkway railway station offers direct services to London Paddington and Penzance.

This exceptional home is a rare opportunity to enjoy modern living in a picturesque and well-connected village setting.

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



Entrance Porch

Upon arrival, you are welcomed into an elegant entrance porch, beautifully illuminated by dual-aspect windows that enhance the sense of space and light. Featuring a stylish wood-effect Amtico LVT floor that flows seamlessly through the inner hallway and into the open-plan living area, this space exudes sophistication. A radiator ensures year-round comfort, while a door leads effortlessly into the heart of the home.

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.

Lounge

Boasting a large front-facing window that fills the room with natural light, this inviting space offers the perfect setting to relax and unwind. The room also benefits from a radiator, television and telephone points, and an additional Nest thermostat for optimal heating control.

Kitchen/Diner

The stunning kitchen is the heart of the home, centered around a stylish island with integrated storage and a breakfast bar—an ideal space for both casual dining and entertaining while watching the chef at work. This beautifully designed kitchen features an array of bespoke cabinetry with sleek quartz worktops, an inset sink with a mixer tap, and high-spec

integrated appliances, including a dishwasher and oven. A generously sized pantry-style cupboard with fitted shelving provides additional storage, while the Aga, installed by the current owner, is available by separate negotiation.

The elegant dining area comfortably accommodates an eight-seater table, creating the perfect setting for family meals and entertaining guests. Double doors open seamlessly to the rear garden, enhancing the indoor-outdoor flow.

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

Occupying a prime position at the end of a peaceful cul-de-sac, this exceptional property benefits from extensive parking, with a beautifully laid brick-paved driveway leading to the garage, alongside a generous gravelled area offering additional space for multiple vehicles. The meticulously maintained front garden is laid to lawn, bordered by an elegant flower bed bursting with an array of mature plants and shrubs. A level paved pathway leads gracefully to the front door, while double gates provide access to a spacious side area, ideal for storing a motorhome or similar.

A courtesy gate from the driveway opens into the beautifully landscaped rear garden, where an expansive patio stretches along the back of the property, creating a perfect setting for entertaining or unwinding in the afternoon sun. The lush lawn offers a fantastic space for children to enjoy or serves as a blank canvas for the discerning gardener to craft their dream outdoor retreat. To the side, an additional patio area is complemented by a large raised bed and an additional flower border, adding to the charm of this serene space.

A stylish summer house offers a tranquil escape, ideal for relaxing in the shade, or could serve as a sophisticated home office if desired. The property also enjoys a picturesque backdrop to woodland, providing a wonderful sense of privacy and a connection to nature.

Services

Mains electric, gas, water and sewerage.

There is a service charge with a management company for the area to service the communal areas chargeable at £300 per annum.

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.





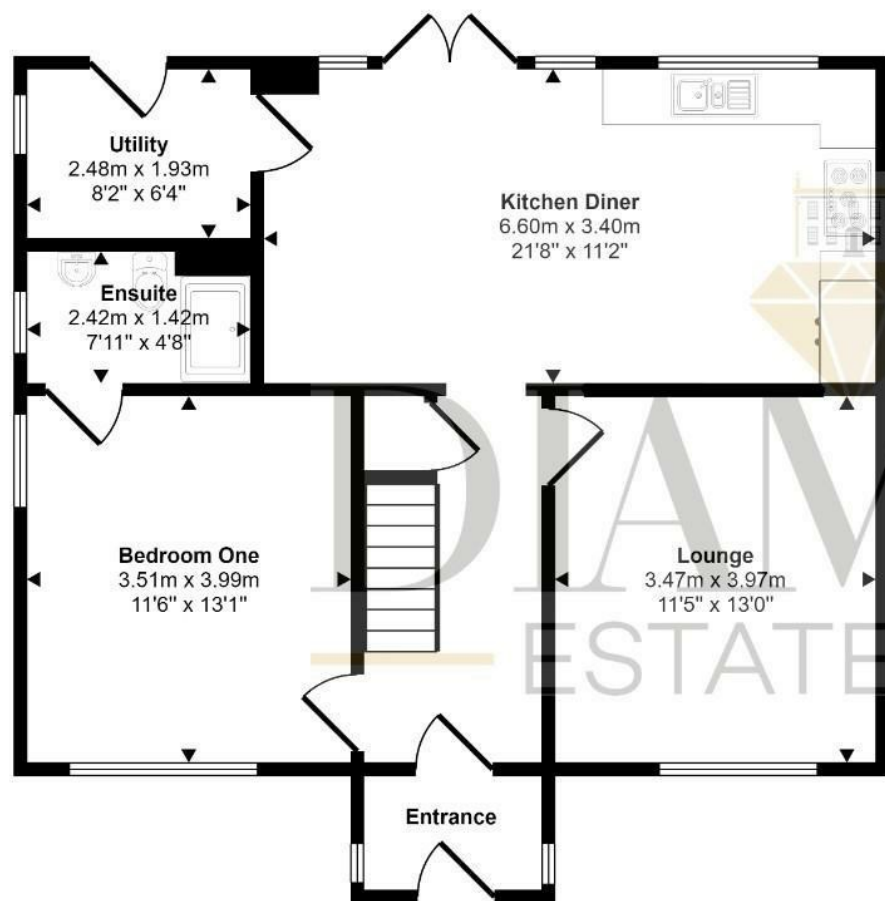
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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			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.

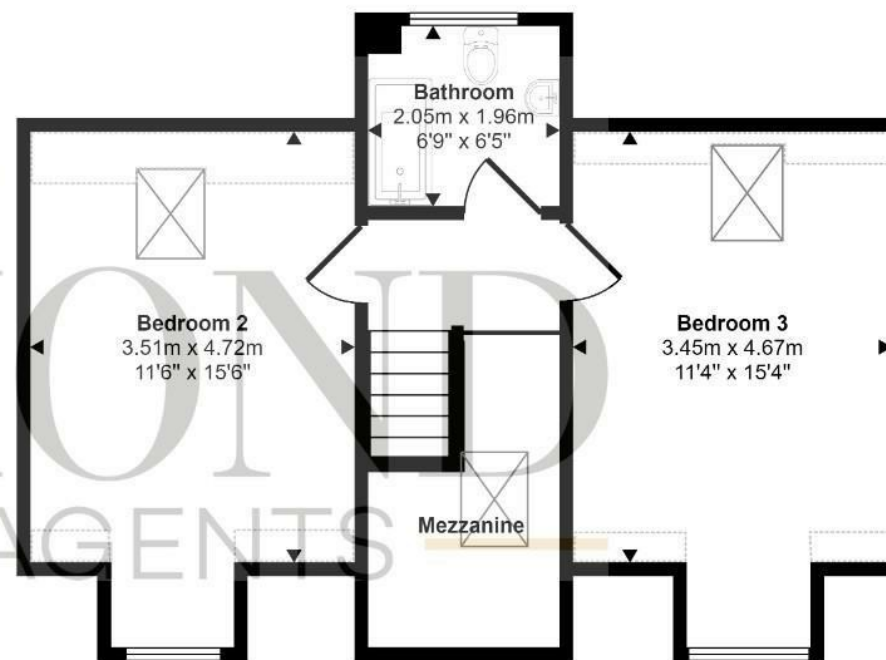


Approx Gross Internal Area
117 sq m / 1254 sq ft



Ground Floor
Approx 73 sq m / 781 sq ft

 Denotes head height below 1.5m



First Floor
Approx 44 sq m / 474 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.