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14 Highland Park

14 Highland Park, Uffculme, Cullompton, Devon EX15 3DX



Cullompton 5.3 miles / M5 (j27) 3 miles /  
Exeter 22 miles

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End of terrace 2 bedroom  
property on the outskirts of this  
popular village with off road  
parking

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- End of Terrace
- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Garden with Decking
- Off Road Parking

Guide Price £200,000



### SITUATION

14 Highland Park is located in the village of Uffculme with a good range of local amenities including post office, general store, church, village hall, public houses and doctors' surgery. There is a popular primary school and renowned secondary school. Excellent private schools are within easy reach at Wellington, Tiverton, Exeter and Taunton. The M5 motorway is just three miles from Uffculme and Tiverton Parkway Railway Station is also three miles distance providing a fast mainline service to The Midlands and London Paddington in approximately 130 minutes. Exeter and Bristol airports have comprehensive international schedules.

### DESCRIPTION

End of terrace property on the outskirts of this popular village with off road parking comprising 2 bedrooms, sitting room, kitchen/dining room, cloakroom, bathroom with front and rear garden.

### ACCOMMODATION

Entrance hall with stairs to the first floor and door through to the sitting room with window to the front, under stairs storage cupboard and door to the kitchen. Kitchen/dining room with wall and base units with work surfaces over and integrated electric oven and gas hob with extractor over, single drainer sink unit, plumbing and space for washing machine and double glazed window to the rear and access into the rear lobby with door to the garden. Cloakroom with low level WC and wash hand basin.

First floor landing with doors to all rooms. Bedroom 1 is a double room with built in wardrobe and storage

cupboard. Bedroom 2 is also a double. Bathroom with panelled bath and low level WC with vanity unit with inset sink and tiled splashback.

### OUTSIDE

To the rear of the property is a decking ideal for entertaining with railings and steps down to an area of lawn with a garden storage shed. To the front is a pathway to the front door with parking.

### SERVICES

All mains services connected.

### VIEWING

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

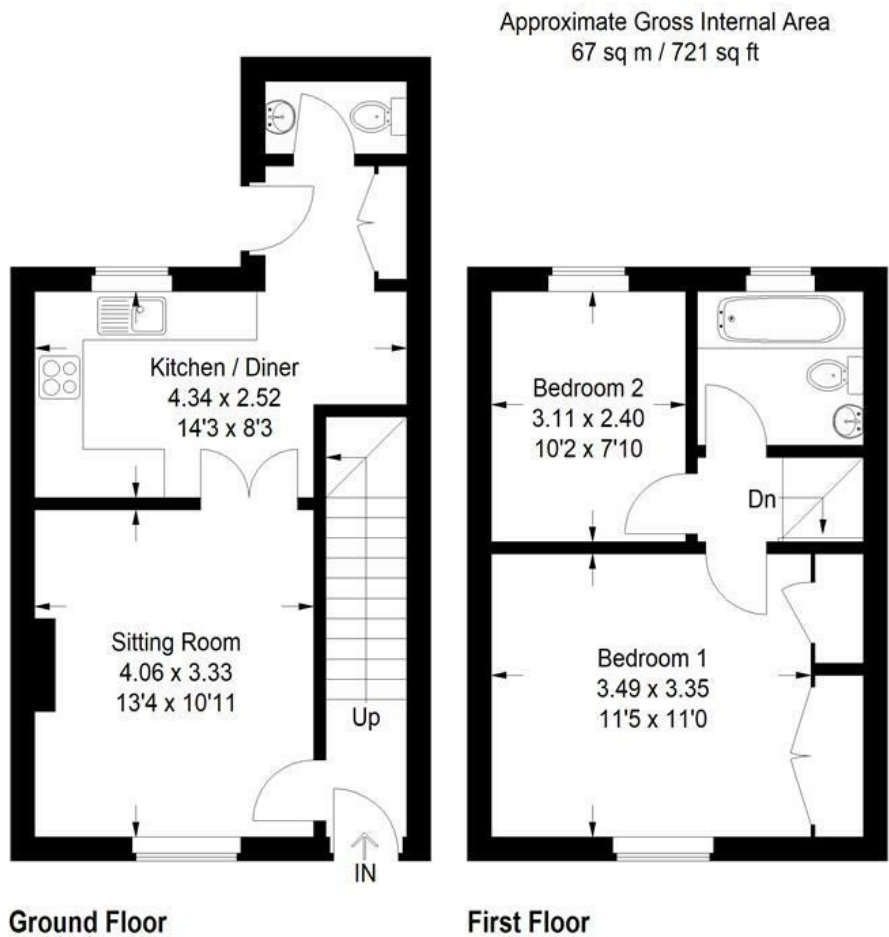
### DIRECTIONS

From Junction 27 of the M5, follow the signs towards Wellington and at the mini roundabout turn right and then take the first left to Uffculme. Passing the school and heading into the village, turn right by the public house. Take the next right and into Highland Park taking the 3rd left and following the road round to the left where No 14 will be found.



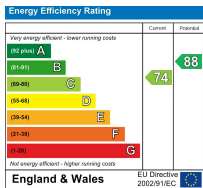


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These particulars are a guide only and should not be relied upon for any purpose.

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