



41 Meadow View



M5 (J27)/Train Station 3 miles | Tiverton 9 miles | Exeter 21 miles

Recently updated 3 bedroom bungalow on the edge of the village in a cul-de-sac setting.

- Recently Updated
- Sitting Room
- Conservatory
- Modern Kitchen
- Utility
- 3 Bedrooms
- South Facing Garden
- Drive And Parking
- Freehold
- Council Tax D

Guide Price £369,000

SITUATION

The village of Uffculme has a good range of local amenities including general store, church, village hall, public house and doctors surgery. There is a popular primary school and a renowned secondary school. Excellent private schools, including Blundells at Tiverton, with further schools at Wellington, Exeter and Taunton. The M5 motorway is just three miles from Uffculme and Tiverton Parkway Railway Station providing a fast mainline service to The Midlands and London Paddington.

DESCRIPTION

Recently updated, 41 Meadow View comprises a fitted kitchen, sitting room, conservatory, 3 bedrooms, 1 with en-suite and a family bathroom, south facing rear garden with a garden to the front with a generous driveway offering parking for 3/4 vehicles.

ACCOMMODATION

The driveway leads to the front door with entry into the hallway, hatch to the loft and storage cupboard. Bedroom 1 with window to the front and en-suite with shower cubicle, WC and wash hand basin. Bedroom 2 with built in wardrobes and 3 also has views to the front. Sitting room is a generous, dual aspect room with window to the side and sliding doors leading into the Conservatory with French doors to the garden. Kitchen fitted with modern matching wall and base with wood effect laminate worktops over, inset stainless steel single drainer sink, integrated oven and hob with extractor over, integrated fridge/freezer and window to the garden. Utility with units one housing

wall mounted boiler, space and plumbing for washing machine and tumble dryer. Bathroom with panelled bath and shower over with shower screen, low level WC and pedestal wash hand basin.

OUTSIDE

The rear garden is mostly laid to lawn with an area of patio, ideal for entertaining, with mature flower borders and shrubs, garden storage shed and is enclosed by fencing. There is a side pedestrian gate leading to the front where there is parking for several cars and an area of lawn.

SERVICES

All mains services are connected. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, and Vodafone (Ofcom).

VIEWINGS

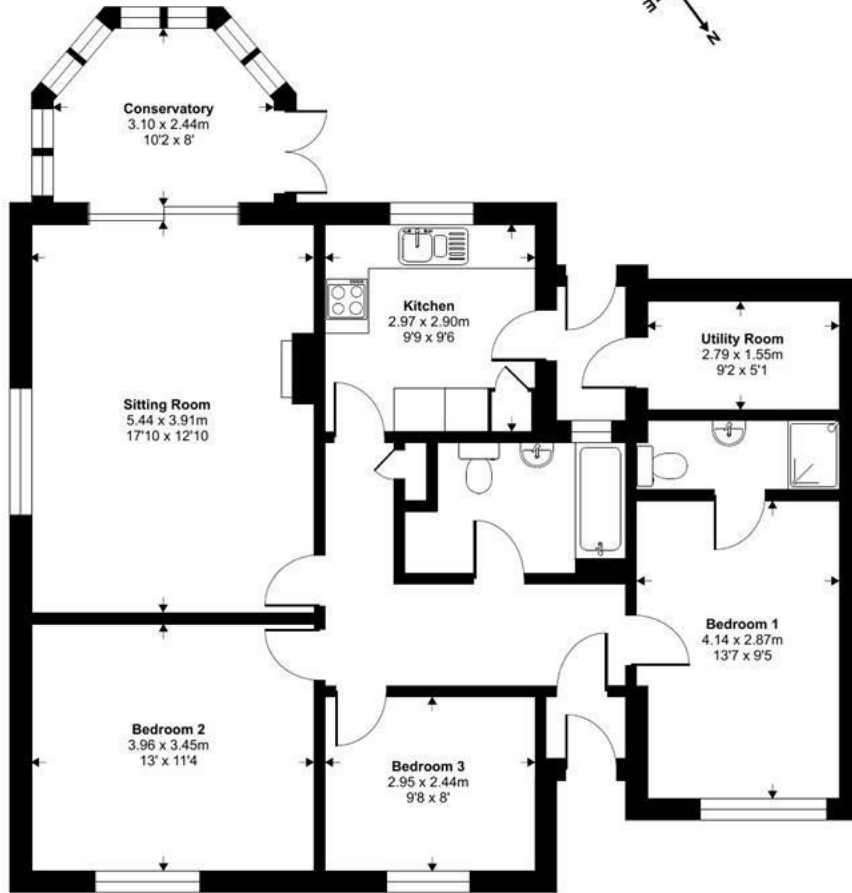
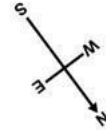
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

At junction 27 of the M5 motorway take the A38 exit off the roundabout signposted to Uffculme and Wellington. Proceed past the Waterloo Cross Inn and at the mini roundabout turn right signposted Uffculme. After a short distance turn left signposted to Uffculme School, continue to the T junction at the end and turn left passing the Primary School on the right. Take the 2nd right and No 41 will be seen towards the end on the right.



Approximate Area = 1082 sq ft / 100.5 sq m
For identification only - Not to scale

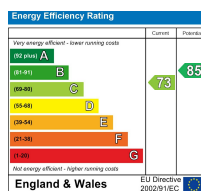


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 943217

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