



30 Willow Drive

30, Willow Drive, Uffculme, Cullompton, Devon EX15 3FR



M5 (J26) Wellington 5 miles | Taunton 10 miles

An impressive four bedroom detached property in prestigious development.

- Four Bedrooms, Master En-Suite
- Family Bathroom
- Kitchen/Dining/Family Room
- Sitting Room
- Study Area
- Front & Rear Garden
- Garden & Parking
- Remainder Of 10 Year NHBC Warranty
- Freehold
- Council Tax Band E

Guide Price £525,000

SITUATION

Situated close to the centre of the village of Uffculme, bordering the Blackdown Hills, an Area of Outstanding Natural Beauty, Uffculme provides a good range of local services including a GP practice, primary school, well regarded secondary school, church, café, public house and the Bridwell estate. Within easy reach of the M5 and the larger market towns of Wellington and Tiverton, with the nearest railway link approximately 3 miles away at Tiverton Parkway. The City of Exeter and County Town of Taunton are both approximately 25 minutes drive from the property and provide an extensive range of shopping and educational facilities.

DESCRIPTION

This impressive detached property just over a year old is in a lovely private cul de sac position on in this prestigious development, situated in a semi rural location on the outskirts of Uffculme and yet within easy reach of amenities and the M5 for commuting. The ground floor comprises an impressive entrance hall with cloakroom, spacious open plan kitchen/dining/family room, utility room, sitting room and a study for those looking to work from home. Upstairs is a galleried landing with principal suite with an en-suite shower, and three further bedrooms and a well appointed bathroom. Outside, driveway leads to the garage and an enclosed rear garden. The property is offered for sale with the remainder of NHBC Warranty. Internal inspection is recommended.

ACCOMMODATION

UPVC front door to entrance hall with impressive central stairs rising to the first floor, understairs storage area, Karndean timber effect flooring, Hive thermostatic control. Cloakroom. Located at the rear of the property is the Kitchen/Dining/Family Room; a wonderful open-plan space with shaker style kitchen units comprising a generous array of both wall and base mounted cupboards, drawer pack, integrated fridge/freezer, dishwasher, double oven/grill, pull out larder, marble effect laminate worktops, induction hob with extractor over, inset one and a half bowl stainless steel single drainer sink, Breakfast Bar. Recess with patio doors to the garden. Continuation of Karndean flooring, door to side. Sitting Room; a lovely family room overlooking the front with multi-media plate with TV, broadband and telephone points. Study area, ideal for those wishing to work from home.

On the First Floor there is a galleried landing with large picture window to front giving a light and airy feel. Airing cupboard and hatch to loft. Bedroom one is a superb double room enjoying an outlook over the rear garden, with en-suite shower room

with heated towel rail. There are three further bedrooms all with a pleasant aspect, bedroom four has fitted wardrobe and there is a family bathroom fitted with a contemporary white suite and heated towel rail.

TV points located in the family area, lounge and all four bedrooms. Chrome downlighters to kitchen, ensuite, bathroom and cloakroom and radiators in every room.

OUTSIDE

The property is approached via a block paved driveway with parking for two cars leading to the garage with up and over doors, with electricity supply and lighting. A pedestrian gate leads to the rear garden, which is predominantly laid to lawn, a patio area providing an ideal space for alfresco dining and entertaining, whilst to the rear of the garden are raised beds. The whole garden is fully enclosed by perimeter fencing, creating a safe and private environment for both children and pets. The property also benefits from a satellite dish and solar panels.

SERVICES

All mains services. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, and Vodafone (Ofcom). Monthly service charge of £27.46 for landscaping and communal lighting.

VIEWINGS

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

DIRECTIONS

From Junction 27 of the M5 head towards Willand, at Waterloo Cross take the 2nd exit onto B3181, turn left onto Bridwell Avenue, turn right onto Uffculme Road/B3440, turn left onto Bridwell Crescent and then turn right into Willow Drive. What3words://promising.roaming.pump

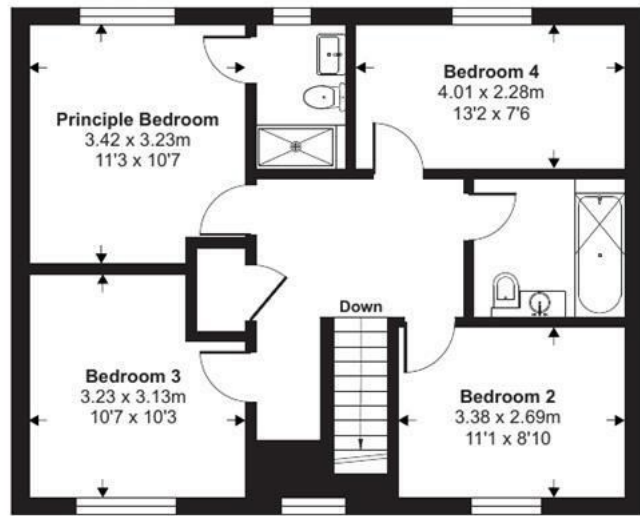
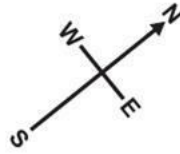


Approximate Area = 1377 sq ft / 127.9 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1574 sq ft / 146.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1159770

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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