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47 Meadow View



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

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**A well presented two bedroom, detached bungalow on corner plot position with drive and garage.**

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- Detached Bungalow
- Two Bedrooms
- Kitchen
- Sitting/Dining Room
- Conservatory
- Shower Room
- Garage & Driveway
- Council Tax band - D
- Freehold

**Guide Price £335,000**

### SITUATION

The property is situated within a quiet cul-de-sac in the popular village of Uffculme. Uffculme has a small range of shops, public houses, services and renowned secondary school. The nearby towns of Tiverton, Wellington and Cullompton provide further range of services, plus access to the M5 and Tiverton Parkway station.

### DESCRIPTION

A well appointed detached bungalow comprises of a fitted kitchen, sitting/dining room, conservatory, 2 bedrooms and a family shower room. Rear and side gardens, driveway offering parking for 3 vehicles and single garage. The property is being offered for sale with no onward chain.

### ACCOMMODATION

Front door leading into long hallway with doors to spacious sitting room, overlooking the front of the property. Patio doors through to light conservatory with doors to the garden, vinyl flooring and wall lights. Modern kitchen with a range of cupboards, space and plumbing for washing machine and fridge, high level built in cooker and separate electric hob, stainless steel sink. Vinyl flooring and door to conservatory. Bedroom 1 a double bedroom with windows over looking the front of the property. Bedroom 2 with window to side. Modern shower room with shower cubicle, WC and wash hand basin, with window to side.

### OUTSIDE

To the front of the property is a drive way with parking for two cars and a

garage with an up and over door and gate giving access to rear with path through to the garden. The property boasts a large garden that wraps around the rear of the property with area of fruit trees in one section and the other mainly laid to lawn.

### VIEWINGS

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

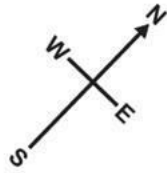
### DIRECTIONS

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 47 will be seen towards the end on the right.

### 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).





Approximate Area = 854 sq ft / 79.3 sq m

Garage = 181 sq ft / 16.8 sq m

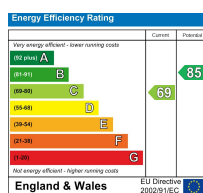
Total = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1159801

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