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12 Belle Vue Rise

12, Belle Vue Rise, Uffculme, Devon EX15 3FB



Wellington/Tiverton 9.4 miles | Taunton 19 miles | Exeter 19.5 miles

Well appointed detached family home on desirable new development in this sought after village. Highly regarded Uffculme School catchment.

- Superior Detached Family Home
- Desirable Edge Of Village Location
- 'Outstanding' Uffculme School Catchment
- Three Bedrooms; Two Bathrooms
- Kitchen/Dining Room
- Generous Sitting Room
- Pretty Garden & Two Private Parking Spaces
- Almost New with Remainder Warranties
- Freehold
- Council Tax Band D

Guide Price £318,500

### SITUATION

Belle Vue Rise is a new development on the fringes of the village of Uffculme, within walking distance of the OFSTED 'Outstanding' rated secondary school, village post office, public house, bus stops, village hall, church and recreational fields and play areas. The market towns of Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an fast rail link to London Paddington.

### DESCRIPTION

This desirable house has been built to a high specification by Stevens Homes Ltd, who boast beautifully appointed, energy efficient homes. Just three years old, we would describe this as 'better than a new' - no snagging, quality flooring throughout, nicely decorated and with a loved/finished rear garden - there are no hidden extras to factor in and you have the benefit of the remainder of the Constructors warranties. Our vendors have created a lovely family home. Every room to the front of the house has countryside glimpses across the hills. In brief, the property comprises entrance hallway, kitchen/dining room, large sitting room, galleried landing, three very generous bedrooms, two bathrooms, enclosed rear garden and two private parking spaces.

### ACCOMMODATION

Upon entering, the quality is clear to see with a spacious entrance hallway with doors to all principal rooms. Click vinyl wood effect flooring flows throughout the whole ground floor. There is a surprisingly large amount of storage for a new build property, which is quite rare. Off of the hallway is the cloakroom and stairs to the first floor. The sitting room is the full depth of the property and offers a flexible, generous, light space with window to the front and French doors to the garden. The kitchen/dining room again is dual aspect and the full depth of the house, so plenty of space for family living. The modern units are finished with brushed gold door furniture and topped with marble effect worksurfaces. Twin inset stainless steel sink, integrated oven, gas hob and extractor. Spaces for washing machine, fridge freezer and dishwasher. Spotlighting. Upstairs the stairwell and galleried landing are extremely light with window to the rear. The two bedrooms at the front of the house have countryside views over rooftops, across the Culm Valley and Gaddon Woods. The master bedroom is a great size and has a very nicely finished, modern en-suite shower room. Bedroom two is another generous double room to the front of the house.

Bedroom three is to the rear and presently used as a peaceful office space but again, a generous single. The family bathroom has a modern white suite, with shower over the bathtub, WC and wash hand basin. Window to side and towel rail.

### OUTSIDE

Our property is tucked off of the main throughfare in a cul-de-sac, benefitting from two off road parking spaces to the front and some really attractive, well tended shrub borders. A wrought iron gate leads to a gravelled side return with a useful shed and pathway to the rear garden. Our vendors have created a lovely rear garden here from nothing. It has been levelled and turfed, with a lovely seating area to one end to enjoy the evening sunshine. The whole garden is enclosed, making it safe for children and pets and edged with climbing rose bushes which are a real picture in the Summer.

### SERVICES

Mains electricity, gas, water and drainage. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside and outside with EE, limited inside and outside with Three, O2, and Vodafone (Ofcom).

### VIEWINGS

Strictly by appointment via the vendors agents, Stags of Wellington.

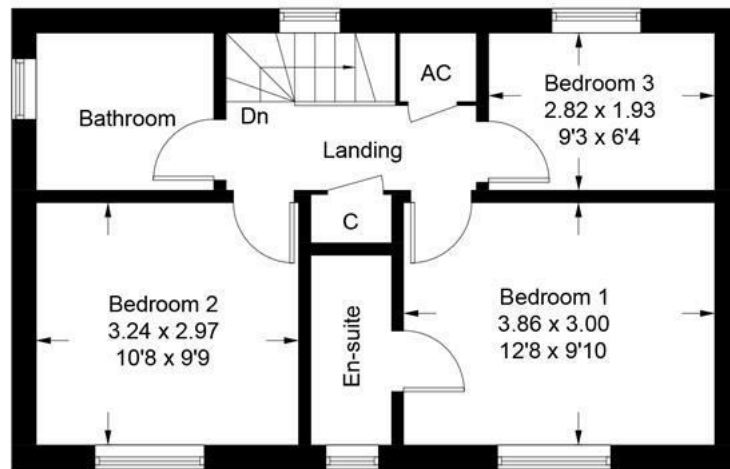
### DIRECTIONS

From J27 on the M5 proceed towards Wellington on the A38, turning right at the first roundabout (Waterloo Cross). Take the first turning left to Uffculme and follow the road into the village, passing the school on the right and continue down the hill into the village. At the T junction turn left and continue along until you see the entrance to the development on your left. Turn in and proceed up, you will see number 12 on your right. What3words - unity. casually. fetching - entrance to development.

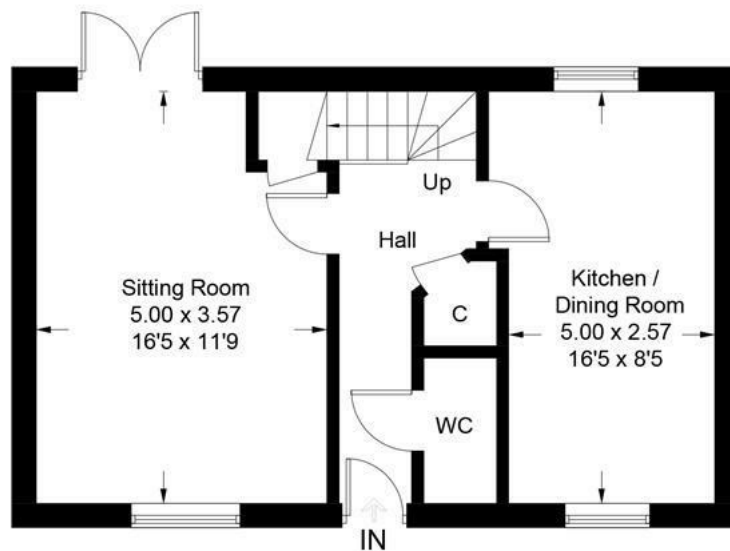




Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



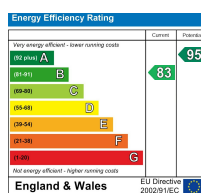
**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1021113)

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.



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