



7 The Square, Uffculme, Cullompton EX15 3AA
£250,000

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented and charming Grade II listed home, nestled within the heart of this ever-popular village. Having been lovingly improved to a high specification by the current owners, the property is offered to the market in an outstanding condition, with spacious yet cosy accommodation throughout with original character features. There is vast amounts of on road parking within the square to the front, whilst to the rear is an attractive courtyard garden, with private store which offers electric and plumbing for washing machine.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The Square is a wonderful address within the very heart of Uffculme. There is a full range of amenities throughout the village, along with outstanding educational facilities of high repute. The M5 is easily accessed from J27, just a short drive out of the village.

STUNNING PERIOD HOME
GRADE II LISTED FRONTAGE
IMMACULATE PRESENTATION THROUGHOUT
REFURBISHED & IMPROVED TO HIGH STANDARD
POPULAR VILLAGE LOCATION
VAST AMOUNTS OF ON ROAD PARKING TO FRONT
USEFUL STORE WITH ELECTRIC & PLUMBING
INTERNAL VIEWING HIGHLY ADVISED





Entrance Hallway

Lounge 11' 11" x 10' 8" (3.63m x 3.25m)

Kitchen / Breakfast Room 11' 9" x 11' 3" (3.58m x 3.43m)

Pantry

Bedroom One 13' 10" x 8' 10" (4.21m x 2.69m)

Bedroom Two 9' 10" x 9' 1" (2.99m x 2.77m)

Bedroom Three 9' 6" x 9' 1" (2.89m x 2.77m)

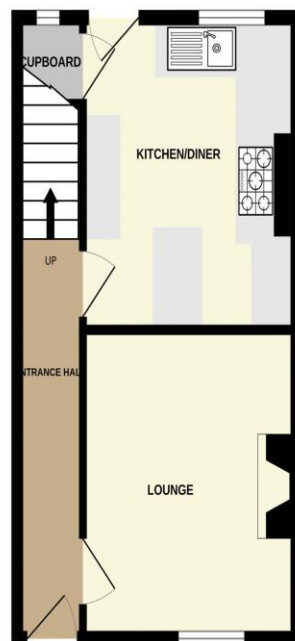
Family Bathroom

Outside

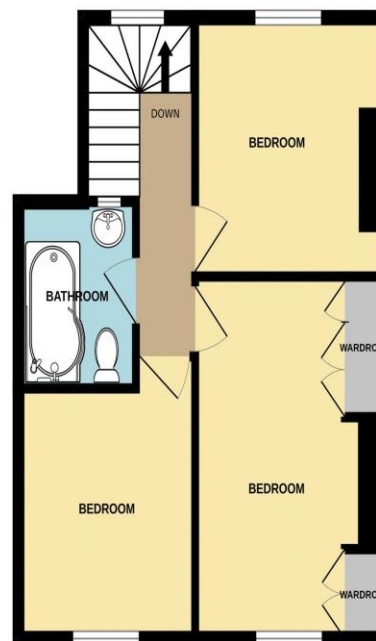
To the rear is an attractive courtyard garden, perfect for Alfresco dining. There is a private store with electric and plumbing for a washing machine, doubling up as a utility. There is vast amounts of on road parking available



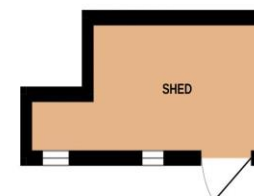
GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



OUTHOUSE
56 sq.ft. (5.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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