



## 51 Meadow View, Uffculme, Cullompton, EX15 3DS

Guide Price £300,000

- 2 double bedrooms
- Conservatory extension
- Shower room and separate cloakroom
- Garage with electric door, parking space
- Good village amenities
- Large sitting/dining room
- Original kitchen, very clean and tidy
- Gas central heating and uPVC double glazing
- Established front and rear gardens
- Exeter and Taunton 30 minutes' drive

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 51 Meadow View, Cullompton EX15 3DS

\*Watch the Seddons' Video Tour\*

Nicely tucked away in a quiet village setting, this detached bungalow offers very comfortable, easy to maintain accommodation with a garage, small garden and parking. Local bus services nearby and quick access to the motorway.  
No onward chain.

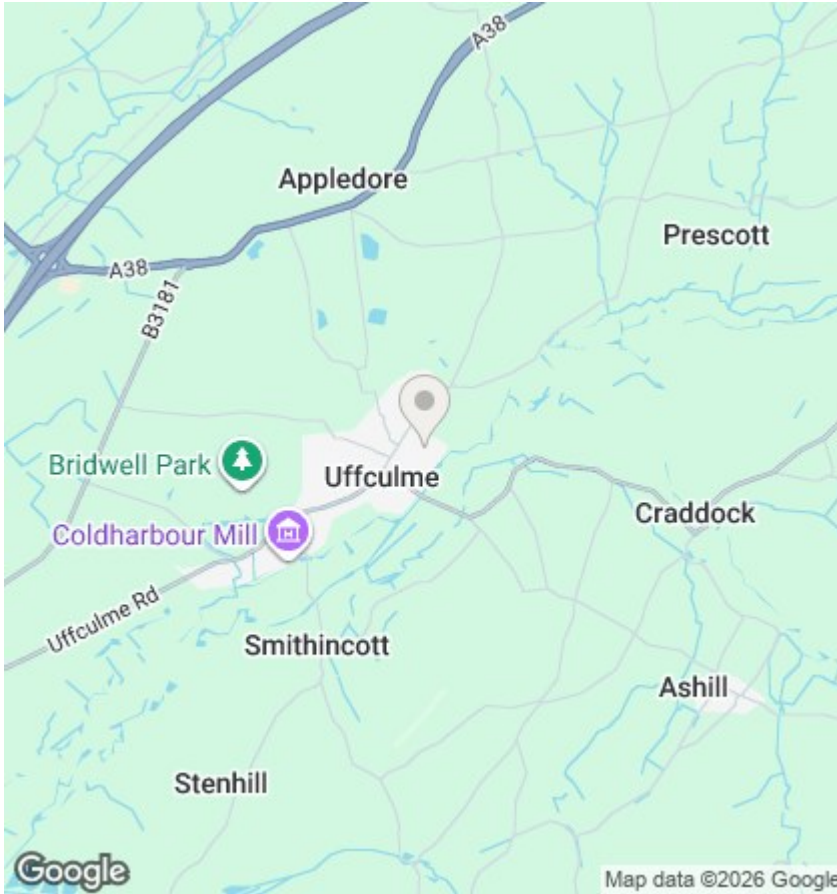


Council Tax Band: C



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## Directions

## Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

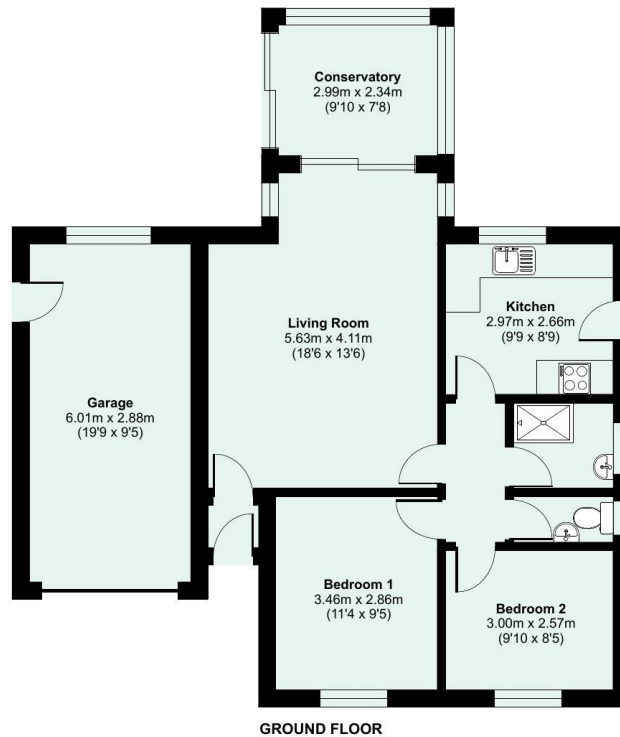
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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	



Approximate Area = 710 sq ft / 66 sq m  
 Garage = 188 sq ft / 17.5 sq m  
 Total = 898 sq ft / 83.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Seddon Estate Agents LLP. REF: 1432066

