

Guide Price £475,000



10 Clarke Close, Uffculme, Cullompton, EX15 3XX

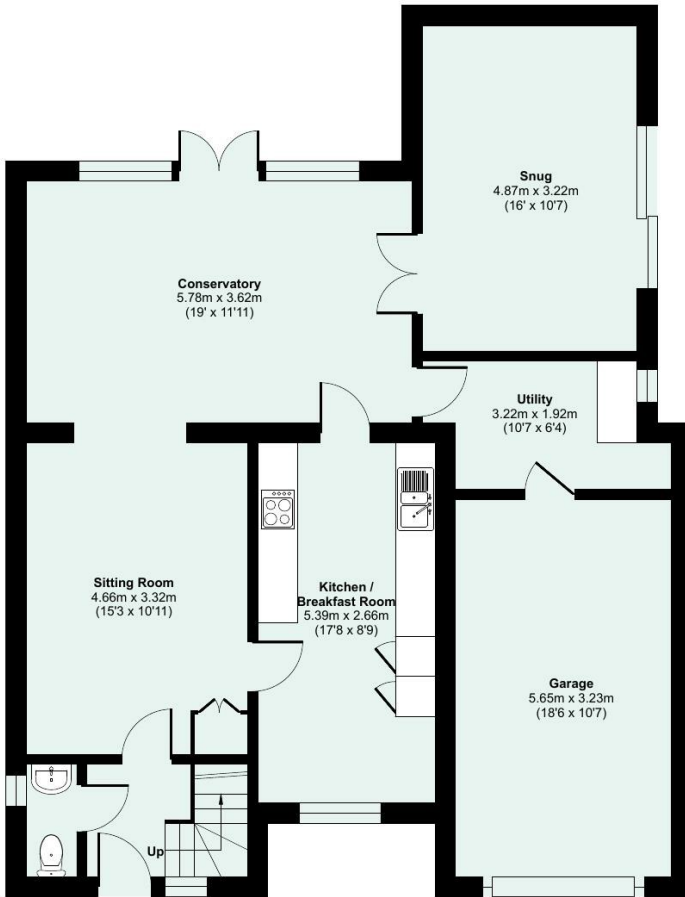
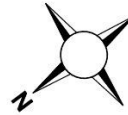
**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

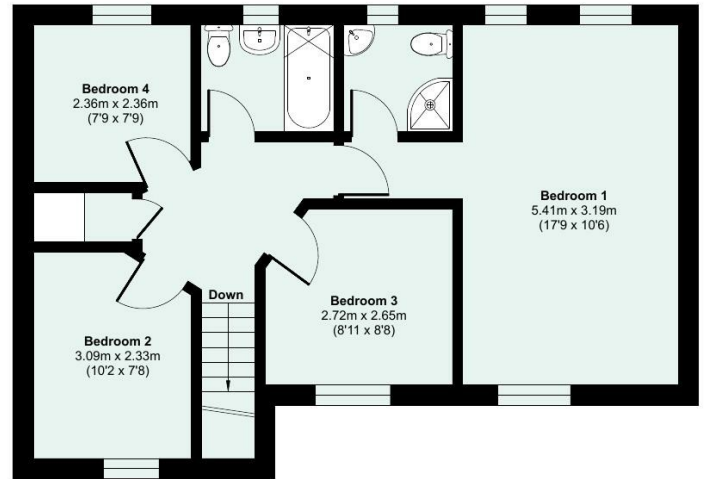
\*Watch the Seddons Video Tour\*

A peaceful haven, beautifully tucked away behind blossoming trees and offering very comfortable, spacious accommodation with an extensive, pretty garden through which the mill leat runs. Perfect location for commuting with local bus services and quick access to the motorway and Tiverton Parkway Station.

Approximate Area = 1488 sq ft / 138.2 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Total = 1684 sq ft / 156.4 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

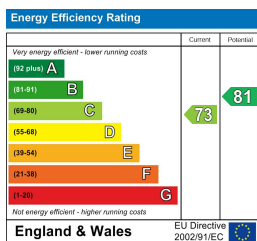
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Seddon Estate Agents LLP. REF: 1439132



## Council Tax Band

D

## EPC Rating



## Viewings

Viewings by arrangement only. Please call 01884 32100 to make an appointment.