



## 11 Coldharbour, Uffculme, Cullompton, Devon, EX15 3EE

Guide Price £235,000

- Stone built character cottage in idyllic situation
- Living room with bay window & wood burning stove
- Double bedroom with open views
- Top floor double bedroom
- Sought after village position
- Level lawned garden with large outbuilding
- Fitted kitchen
- Generous family bathroom
- Gas central heating with new boiler installed 2025
- Feature well with glass covering in the garden!

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 11 Coldharbour, Cullompton EX15 3EE

*\*Watch the Seddons' Video Tour\** A charming stone built terraced cottage with beautifully landscaped lawned gardens, including a large outbuilding. Situated in a tucked away peaceful position and fully modernised throughout.



Council Tax Band: B



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## LongDescription

A beautiful character cottage in an idyllic setting with well presented accommodation which has been updated by the current owner.

There is a light and well proportioned living room to the front aspect with a bay window with views out over the gardens and fireplace with wood burning stove which has recently been installed.

There is also a newly installed double glazed stable door.

To the rear is a well fitted kitchen and stairs to the first floor.

Upstairs offers a good double bedroom to the front aspect with fabulous open views over the garden and countryside beyond with generous bathroom on the first floor with good sized landing space and storage cupboard. There is an additional double bedroom on the top floor with Velux skylight windows.

Outside offers a long level lawned garden which has been well landscaped with lawn and stone paved patio and paths. The current owners have also had a large outbuilding installed with power sockets and WiFi providing excellent storage and currently housing the tumble dryer.

The garden has a feature well with glass covering built into the patio and potential to improve the lighting to provide a real feature.

Agents Note: There is a pedestrian right of way through the front garden for neighbour's access.

Services: Mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: B

Local Authority: Mid Devon District Council

The property is wonderfully situated, in a tranquil setting at the top of Coldharbour. Uffculme, offers popular local amenities including a primary school and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. There is a local

pub, 'The Ostler', a mini-market, doctors' surgery, veterinary practice, a large village hall and community playing fields. Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Via the motorway, Exeter and Taunton are within easy reach.

Cullompton and Junction 28 of M5 c.5 miles

Junction 27 of M5 c. 2 miles

Exeter c. 17 miles

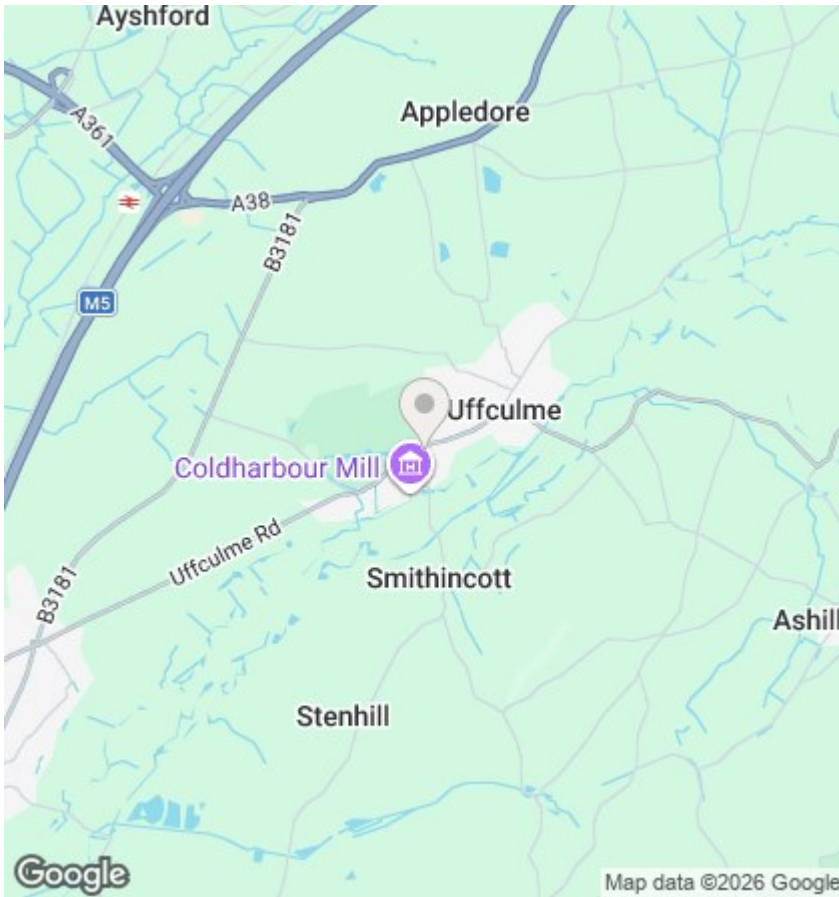
Taunton c. 20 miles

Tiverton c. 8 miles

Tiverton Parkway Station c. 2.5 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

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## Directions

DIRECTIONS:

## Viewings

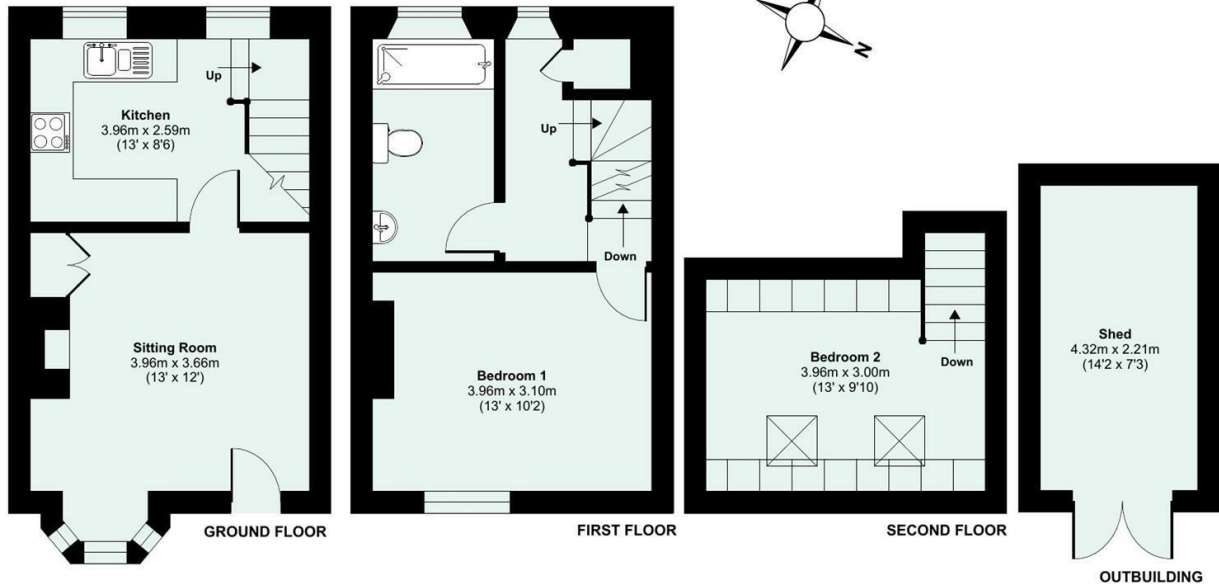
Viewings by arrangement only. Call 01884 32100 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Area = 654 sq ft / 60.7 sq m  
 Limited Use Area(s) = 34 sq ft / 3.1 sq m  
 Outbuilding = 103 sq ft / 9.5 sq m  
 Total = 791 sq ft / 73.4 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). © nctechcom 2026. Produced for Seddon Estate Agents LLP. REF: 1422608

