



4, Bramley Way



# 4, Bramley Way

Ashill, Cullompton, Devon EX15 3NG

Uffculme 1.5 miles | Tiverton 10 miles | Exeter 19 miles

**A well appointed refurbished family house with 3 bedrooms in a popular village location with rural views.**

- Three Double Bedrooms
- Family Bathroom and En Suite
- Sitting Room
- Kitchen/Dining Room
- Family Room and Study
- Utility and Boot Room
- Wrap Around Garden
- Garage and Parking
- Freehold
- Council Tax E

**Guide Price £750,000**

## SITUATION

The property is situated in this picturesque and much sought after village of Ashill with a highly regarded village pub, The Ashill Inn. The village also has a chapel, village hall, tennis courts and various clubs and societies. Approximately 2 miles away is Uffculme with its popular secondary school, rated 'Outstanding' by Ofsted, and shops catering for everyday needs. Other nearby schools include Blundells in Tiverton which offers discounted fees to local residents. Junction 27 and 28 of the M5 are approximately 4 miles distant from Ashill making it highly accessible to both road and rail with Tiverton Parkway stations providing a 130 minutes intercity link to London Paddington. Exeter Airport is 17 miles away offering a wide range of national and international flights.

## DESCRIPTION

A well appointed detached individual property which has undergone refurbishment throughout to include new kitchen, utility and boot room, en-suite, new heating system, electrics, cavity wall and loft insulation and replacement windows and doors. The property has far reaching views towards Culmstock Beacon with the accommodation comprising of three double bedrooms, family bathroom and master en suite. On the ground floor is a spacious hallway, study, sitting room, kitchen/dining room, family room, utility and cloakroom. Outside are established gardens, double garage with ample parking.



## ACCOMMODATION

A welcoming entrance hall features a flagstone slate floor with doors to all ground floor rooms and stairs rising to the first floor. The cloakroom is fitted with a low-level WC and a wall-mounted wash hand basin. The sitting room is an attractive triple-aspect space, centred around a log burner set on a flagstone hearth. The spacious Kitchen/Dining Room offers a range of matching wall and base units with wooden work surfaces, including a breakfast bar. A Belfast sink sits beneath a window enjoying views over the garden and the countryside beyond. There is space for a Range-style cooker, dishwasher, and an American-style fridge/freezer. This room opens into the Family Room, which benefits from double doors leading out to the garden. A useful Utility Room provides further matching units with plumbing and space for a washing machine, tumble dryer, and a sink unit. A door leads through to the Boot Room, which has sliding doors opening to the rear.

First floor landing with hatch to the loft and airing cupboard. Bedroom 1 is a triple aspect room with rural views, built in wardrobes and door to the en-suite comprising of a large shower cubicle, wash hand basin with tiled splash back, low level WC and extractor. Bedroom 2 is a double room with window to the front and side. Bedroom 3 is a good size with views to the rear and built in wardrobe. Family bathroom comprises of a modern suite with shower cubicle, panelled bath, low level WC, vanity unit with inset bowl, heated towel rail.

## OUTSIDE

The property is accessed through wooden gates that open onto a tarmac driveway providing parking for several vehicles. A double garage/workshop sits to the side of the property, equipped with electric roller doors, power and lighting. The garden wraps around the property and has been thoughtfully designed for low maintenance, lawned area leads to a paved seating area with a insulated log cabin with electric, running water and heat. At the far end, there is a gravelled section with raised beds and a greenhouse.

## SERVICES

Mobile coverage is good outdoor with Three and Vodafone, variable outdoor with O2 and good outdoor, variable in-home with EE (Ofcom). This property has the benefit of ultrafast broadband (Ofcom). Mains water, drainage and electricity. LPG heating.

## VIEWINGS

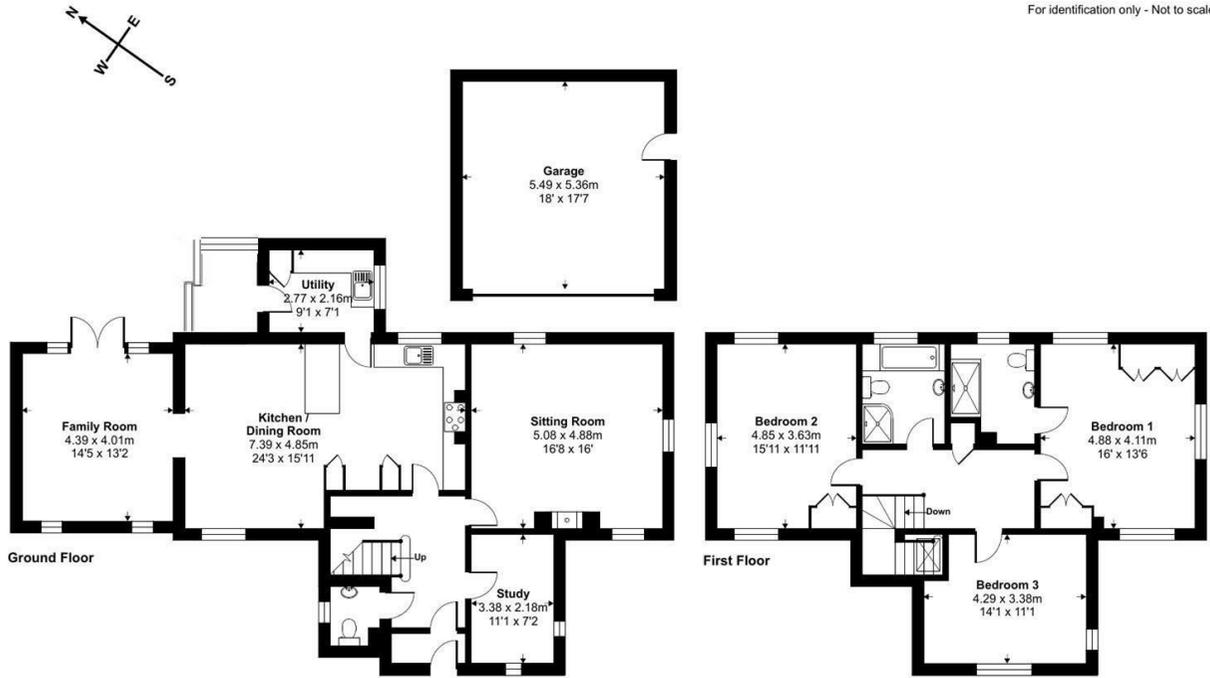
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

## DIRECTIONS

On the A38 from Wellington, head towards M5. At The Old Well, on the roundabout turn left signposted Willand, continue along this road for 1 mile then turn left signposted Uffculme. Proceed down through the avenue of trees to the 'T' junction and turn left. Then proceed through the village of Uffculme and head over the bridge towards Craddock and Hemyock. At the end of the village turn right signposted Ashill (on the bend) and on reaching the village of Ashill, continue round to the left. After a short distance you will see Bramley Way on the left hand side, turn into the close and No4 will be found at the end.

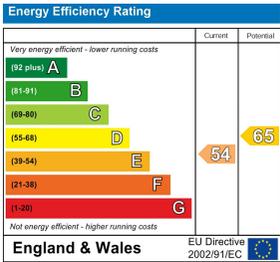


Approximate Area = 2019 sq ft / 187.5 sq m  
 Garage = 318 sq ft / 29.5 sq m  
 Total = 2337 sq ft / 217.1 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2022. Produced for Stags. REF: 864934

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