



LOCATION: Situated on both sides of the River Culm, and joined by an old stone bridge, Culmstock is a picturesque parish village nestled within the Culm Valley at the foot of the Blackdown Hills. This thriving village offers an excellent range of facilities including deli style shop and café known as The Strand, popular public house, garage, primary school and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery and the highly respected Uffculme Secondary School. Junction 27 of the M5 is approximately 4 miles distant and the mainline railway station, Tiverton Parkway is located close by.

DIRECTIONS: From Junction 27 of the M5, head towards Wellington on the A38. After approximately 3 miles turn right at the crossroads signposted Culmstock. As you enter the village of Culmstock follow the road around to the right-hand side, after 50 yards turn left into Harts Row and then just before the two white cottages ahead of you there is a small private drive on the right hand side, Shalimar is up the drive on the left hand side.

AGENTS NOTE: There is a shared driveway with one other property.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, electric heating, ,

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co//pulled.glimmers.lakes

Council Tax Band: D

Construction: Traditional cavity with brick and render outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

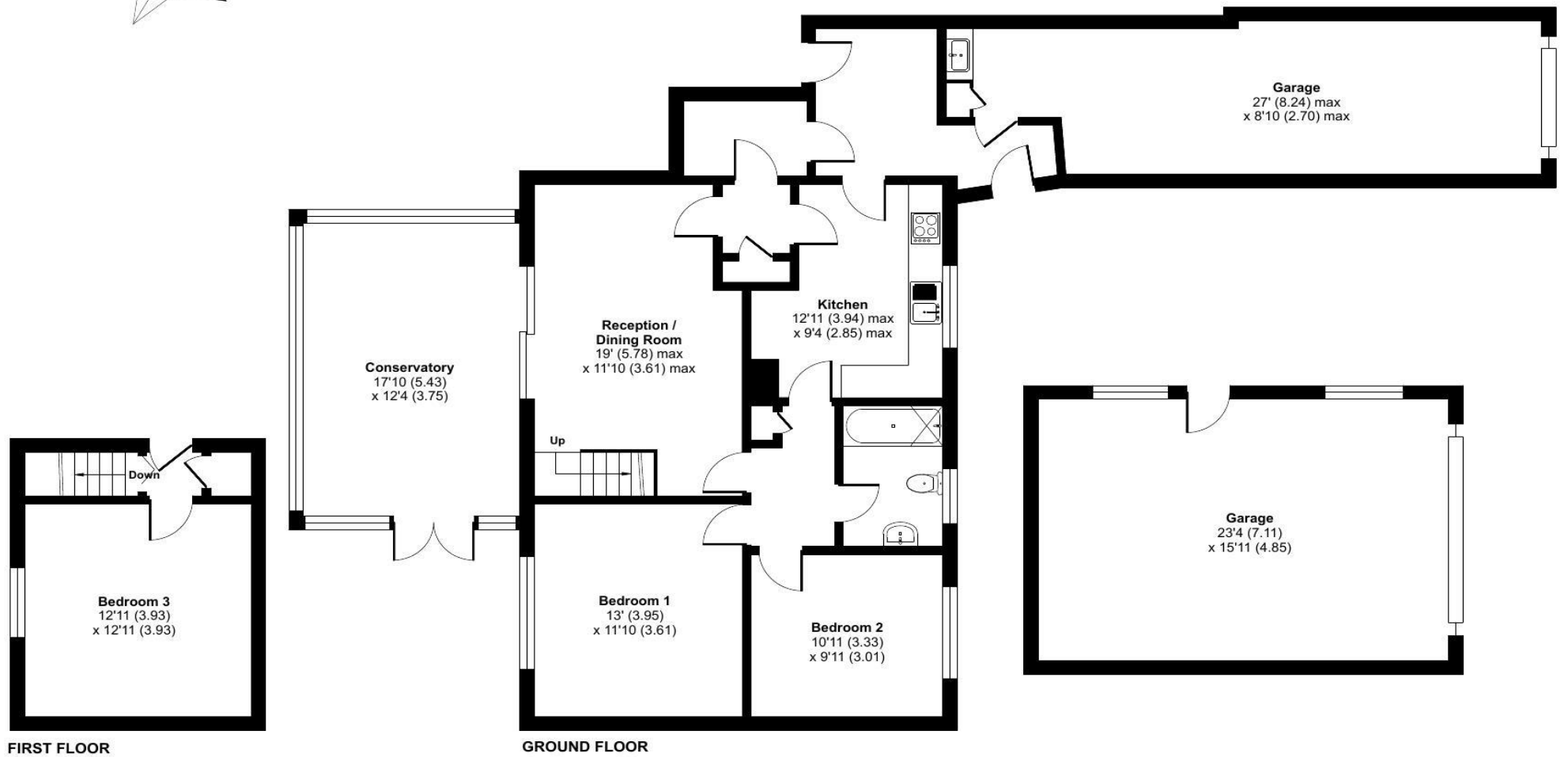
Shalimar, Culmstock, Cullompton, EX15

Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 656 sq ft / 60.9 sq m

Total = 1979 sq ft / 183.8 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1335169

Wilkie May & Tuckwood are delighted to be marketing Shalimar which has been in the same family for 40 years and now offered to the market with **NO ONWARD CHAIN**. This detached chalet bungalow offers three bedrooms, integral garage/workshop, further detached garage with potential for annexe, some wonderful countryside views and is now in need of general updating. There is also potential to extend subject to the necessary planning permissions.

Situated down a private driveway shared with one other property, this individual detached chalet style bungalow currently comprises an entrance hallway/garden room complete with access to the 27ft integral garage which also offers a useful utility space. The kitchen is fitted with a comprehensive range of matching wall and base units, tiled splashbacks and contrasting worktops and enjoys a large picture window overlooking the front aspect along with plenty of space for kitchen appliances and a dining room table. The main sitting room is situated to the rear and is generous in size and benefits from a central fireplace which currently houses an electric fire creating a real focal point to the room whilst large patio doors open into the spacious conservatory which the current homeowners use as a dining room and benefits from views along the valley. There are two well balanced double bedrooms on the ground floor serviced by the part tiled family bathroom which offers a three-piece white suite. Stairs rise from the sitting room into a landing area with storage and a further double bedroom along with eaves storage. There is additional attic space which is currently used as storage that may be able to be converted into further accommodation if required.

Externally the bungalow occupies an impressive plot with countryside walks close to hand in the favourable village location of Culmstock and benefits from level gardens which surround the property on three sides. The gardens include an apple tree along with interspersed mature planting with the main feature being the views down the valley. Furthermore, there is a detached garage/workshop which has the potential for a multitude of purposes along with driveway parking for several vehicles. Shalimar enjoys a peaceful retreat yet has the added benefits from being close to village amenities and road and rail networks.



- **NO ONWARD CHAIN**
- **Tucked away position**
- **In need of improvements**
- **Detached garage/workshop**
- **Village location**
- **Annexe potential**
- **Countryside views**

