



Guide Price £265,000

seddon's



Tilthen House 4 The Square, Uffculme, Cullompton, EX15 3AA

- 3 double bedrooms, one downstairs
- Separate sitting and dining rooms
- Family bathroom and downstairs cloak/shower room
- Gas central heating and some uPVC double glazing
- Shop, pub and village amenities on the doorstep
- Potential second floor Bedroom 4/home office
- Kitchen overlooking the courtyard garden
- Large courtyard garden with workshop/store
- Free parking in The Square
- Exeter and Taunton - 30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Tilthen House 4 The Square, Cullompton EX15

Watch the Seddons Video Tour

A classic Victorian house in the village square, offering spacious and versatile accommodation over three floors and requiring updating. A short step from the schools, regular bus services and with quick access to the motorway, ideal for commuting to Exeter.



Council Tax Band: C



Tilthen House is believed to date back to Victorian times and offers large, high-ceilinged rooms, typical of the era. The property has been occupied comfortably over the years and with some cosmetic and a few remedial works could still make a very nice, spacious family home for those seeking the convenience of living in the village centre. The accommodation could then be refurbished and possibly remodelled over time, room by room, to provide very versatile living space, possibly converting the second floor rooms to a fourth bedroom suite, if required.

The house is approached via a useful front porch with a large cupboard for coats and shoes. This leads into the sitting room, a generous room with a fitted hardwood display cabinet in the corner. The adjoining dining room has a large, hardwood dresser, storage and display unit to one side, in a similar style with glazed doors. Beyond the dining room, there is further sitting or garden room, with hardwood doors leading out to the secluded courtyard garden. To one side, a small inner hallway leads to the downstairs bedroom and a small shower room, both requiring modernisation and redecoration.

Upstairs, there are two double bedrooms with the front room having a built-in double wardrobe with mirrored doors and large uPVC windows with views over the village and distant hilltops. The second bedroom has a washbasin and vanity unit in the corner. The family bathroom is fully tiled and has a white suite with a Victorian style pedestal wash basin, WC, bath, with an electric shower unit over, and a full height heated towel rail. From the landing, a door and stairs lead up to the second floor rooms, with Velux windows giving great light, and these could readily be used as a suite for an older child or maybe a home office or playroom.

The house fronts on to the pavement of The Square with a small forecourt leading to the front door. To the rear, with access only through the house, there is a secluded, walled courtyard garden which enjoys a sunny, south westerly aspect. This area is paved for ease of maintenance and has a fishpond in the corner and an original workshop/store to one side with a feature arched window.

Services: Mains electricity, water, drainage and gas.

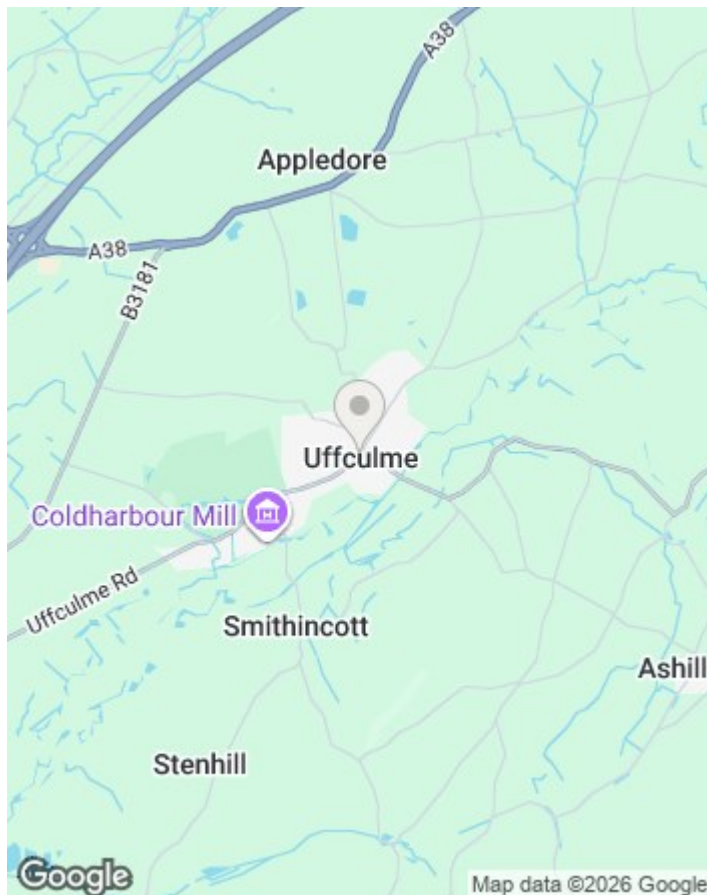
Tenure: Freehold
Local Authority: Mid Devon District Council
Council Tax: Band C

Tilthen House lies conveniently in the village centre with a good range of local amenities including a popular primary school, and the renowned secondary school, Uffculme School, Ofsted rated 'Good' or 'Outstanding' in all areas. There is a local pub, 'The Ostler', mini markets, a 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, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9-hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient.

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 note, the internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

