



**Caumont Close, Uffculme Cullompton EX15 3XY**



**welcome to**

## **Caumont Close, Uffculme Cullompton**

Offered to the market with NO ONWARD CHAIN you will find this three-bedroom detached home nestled in a Cul de sac position. The property benefits from a conservatory, utility room, cloakroom and master with ensuite. Garage, off road parking and enclosed garden. Uffculme School Catchment!

### **Description**

Tucked away in a Cul de sac position on the edge of the village of Uffculme, you will find this three-bedroom detached family home. The village of Uffculme is popular and thriving with its 'Outstanding' rated Secondary School.

Upon entering this property, it is accessed via a shared driveway with the neighbour. On entering the property, you step into a welcoming hallway with stairs that rise to first floor. The lounge is rear aspect with sliding doors onto the conservatory. The kitchen is well equipped with a range of wall and base units with a door into the front facing dining room. There is also a door that leads to the handy utility room. The conservatory being light and bright enjoys views onto the rear enclosed garden. Completing the downstairs accommodation is a cloakroom.

On the first floor the accommodation comprises of a master bedroom with WC. Two further bedrooms that are serviced by a family bathroom.

Externally the property benefits from front and rear gardens that are mainly laid to lawn. There is a single garage and off-road parking. Viewing is highly advised to appreciate all this property has to offer!

### **Entrance Hall**

Door to front. Double glazed window to front. Stairs to first floor, under stairs cupboard, radiator, doors to cloakroom and lounge.

### **Cloakroom**

Double glazed window to side. Wash hand basin, WC, radiator.

### **Lounge**

15' x 10' 10" ( 4.57m x 3.30m )

Sliding double glazed doors to rear. Feature fire place with gas fire, telephone point, radiator.

### **Dining Room**

8' 8" x 8' 5" ( 2.64m x 2.57m )

Double glazed window to front. Radiator.

### **Kitchen**

8' 10" x 8' 7" ( 2.69m x 2.62m )

The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, built in oven and hob with extractor fan, space for an under counter fridge/freezer, doors to dining room and utility.

### **Utility**

8' 5" x 5' 1" ( 2.57m x 1.55m )

Double glazed door to rear. Space and plumbing for washing machine.

### **Conservatory**

9' 6" x 8' 10" ( 2.90m x 2.69m )

Double doors opening out the garden, power and lighting, radiator.





### **Landing**

Stairs from ground floor, cupboard housing the gas boiler, loft access, doors to all rooms.

### **Bedroom One**

11' 8" x 8' 10" ( 3.56m x 2.69m )

Double glazed window to front, radiator, door to en-suite.

### **En-Suite**

Double glazed window to rear. Wash hand basin, WC, part tiled, shaver point, radiator, spotlights.

### **Bedroom Two**

10' 1" Max x 7' 7" ( 3.07m Max x 2.31m )

Double glazed window to front. Built in cupboard, over stairs space, radiator.

### **Bedroom Three**

7' 7" x 7' 9" ( 2.31m x 2.36m )

Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to rear. Wash hand basin, WC, bath, extractor fan, radiator.



### **Front Garden**

### **Rear Garden**

To the rear of the property is a fully enclosed garden with a paved area, mature shrubs and a wooden shed.

### **Garage And Parking**

In front of the garage.

### **Services**

Mains electricity, gas, water and drainage

Council Tax Band D

### **Location**

Uffculme is a very popular village with excellent amenities. These include an Ofsted rated 'Outstanding' secondary school and a popular primary school, local shops, a post office, service station, two pubs, churches, a village hall with sports fields, doctor's surgery and veterinary practice. There are regular bus services through the village and quick access to the M5, ideal for commuting to Exeter or Taunton. Frequent trains also run from the nearby Tiverton Parkway Station (Paddington in 2 hours).



**view this property online** [fox-and-sons.co.uk/Property/TVT105215](http://fox-and-sons.co.uk/Property/TVT105215)



welcome to

## Caumont Close, Uffculme Cullompton

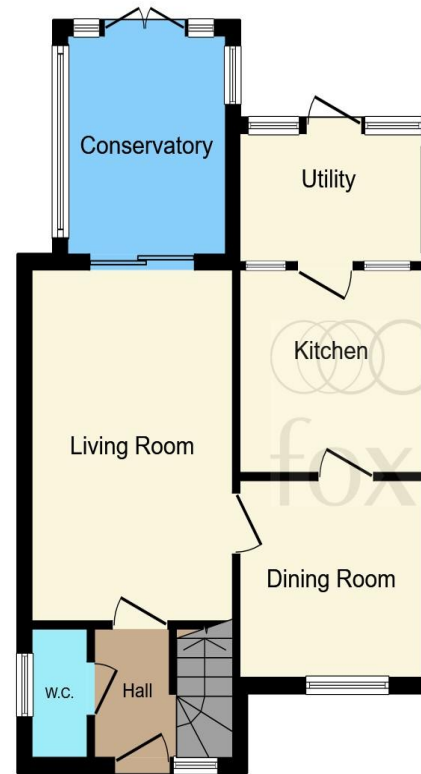
- Three Bedroom Detached Family Home
- Lounge with sliding doors to Conservatory
- Kitchen & Separate Dining Room
- Utility & Cloakroom
- Master with WC

Tenure: Freehold EPC Rating: D

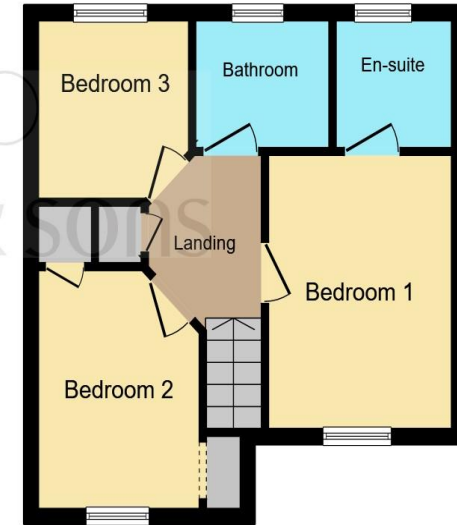
Council Tax Band: D

guide price

**£325,000**



**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [fox-and-sons.co.uk/Property/TVT105215](http://fox-and-sons.co.uk/Property/TVT105215)



Property Ref:  
TVT105215 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)