Guide Price £350,000

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# 9 Clarke Close, Uffculme, Cullompton, EX15 3XX

- No onward chain, ready to occupy
- 2 reception rooms, separate sitting and dining room
- Kitchen and separate breakfast room
- Family bathroom with white suite
- Established front and rear gardens
- 4 bedrooms, two doubles and two generous singles
- Conservatory extension with sunny aspect
- Utility room and downstairs cloakroom
- Garage and driveway parking
- Moderate walk to all village amenities

**Sales, Lettings, Mortgages:**
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

# 9 Clarke Close, Cullompton EX15 3XX

A detached family home offering comfortable, clean and tidy accommodation, requiring some updating, and with mature gardens, a single garage and ample parking. Good village amenities, including schools, and quick access to the motorway and Tiverton Parkway Station, ideal for commuting.

0 0 0 C Council Tax Band: D







This fine detached house has been occupied by our client since new and offers comfortable, well-appointed family accommodation with generous ground-floor living space. Whilst the property is presented in good, clean and tidy order throughout, prospective purchasers may wish to update certain aspects to suit their own tastes, as many of the fixtures and fittings are original.

The ground floor accommodation includes a separate sitting room and dining room, which are connected by glazed double doors, creating a flexible living and entertaining space. Beyond the dining room, a sliding patio door leads into the conservatory, which enjoys a sunny morning aspect and pleasant views over the rear garden.

The kitchen is fitted with a range of wood-effect units providing ample cupboard and drawer storage, together with generous work surface, an integrated oven and hob with an extractor hood over. Adjacent to the kitchen, there is a separate breakfast room, which also benefits from a sliding patio door opening onto the rear garden. A useful utility room provides access to the rear of the garage, offering convenient space for additional storage, a freezer, gym or with some refurbishment, a home office, subject to requirements.

On the first floor are four bedrooms, comprising two double bedrooms and two generous single bedrooms, together with a family bathroom. The principal bedroom has an en suite shower room.

Outside, on approach to the house, there is a mature front garden and driveway parking, leading to the garage and a side gate to the rear garden. This has a patio adjoining the rear of the house and gives way to lawn with mature flower and shrub beds. The garden enjoys a sunny aspect for the majority of the day.

Clarke Close lies on the outskirts of Uffculme, a short stroll from the beautiful Bridwell Park, with roaming deer and its popular Orangery Cafe. The village centre lies beyond with a good range of local amenities including a primary school and the renowned secondary school, Uffculme School, Ofsted rated 'Outstanding' or 'Good' in all areas. There is a local pub, 'The Ostler', a mini market with post office, doctor's surgery, cafe and veterinary practice. The Magelake Hall and playing fields are popular with families and there is a lovely walk along the River Culm from Coldharbour Mill to Bridge Street or beyond to Culmstock, for the more energetic.

Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Exeter, Taunton and Tiverton Parkway Station are all within easy reach via the motorway and make this a very convenient location for commuting.

Junction 27 of M5 c. 2 miles
Cullompton and Junction 28 of M5 c. 5 miles
Exeter c. 17 miles
Taunton c. 20 miles
Tiverton c. 8 miles
Tiverton Parkway Station c. 2.5 miles

Services: Mains electricity, water (metered), drainage and gas.
Council Tax: Band D
Local Authority: Mid Devon District Council
Tenure: Freehold
Estate maintenance charge: not applicable.

Please note: the photos are taken with a wide angle lens to show more of the rooms and the true dimensions of each room are noted on the floor plan.

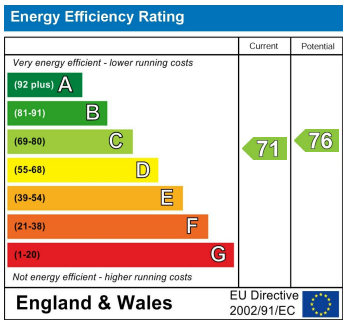



## Directions

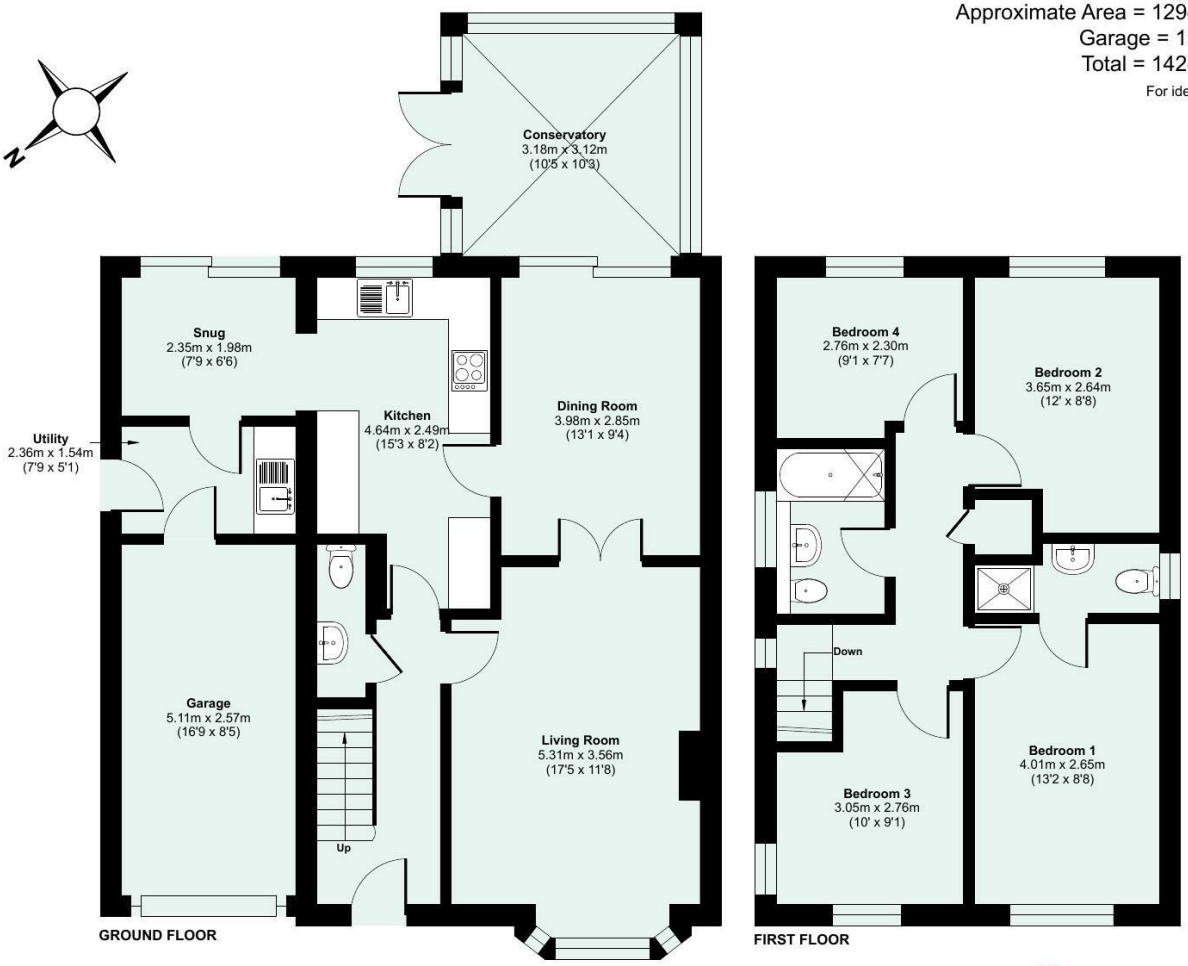
## Viewings

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

## EPC Rating:



Approximate Area = 1294 sq ft / 120.2 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1428 sq ft / 132.6 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). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1539593

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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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