



26 Coldharbour, Uffculme, Cullompton, Devon, EX15 3EE

Asking Price £200,000

- No onward chain
- Stone and brick inglenook fireplace
- 2 generous double bedrooms
- Gas central heating & double glazing
- Peaceful village position
- Separate living room and dining room
- Spacious kitchen
- Spacious bathroom with large, separate shower
- Cultivated garden area
- Good access to transport links and amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

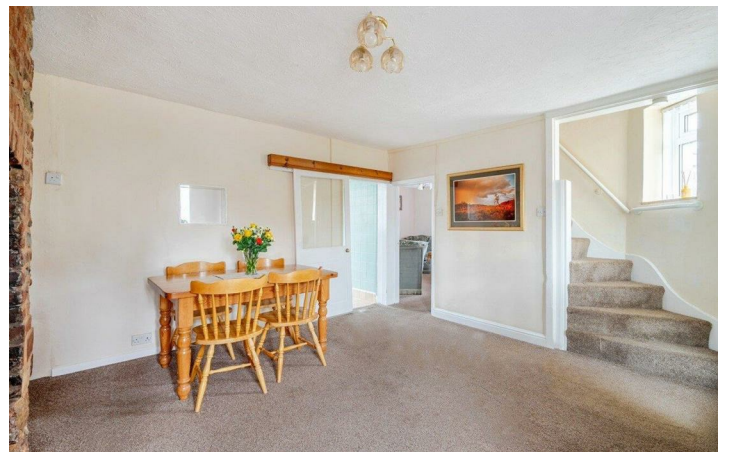


26 Coldharbour, Cullompton EX15 3EE

Watch the Seddons' Video Tour Very spacious! Over 95 sqm or 1,027 sqft of accommodation, unusual for a two bed roomed cottage. This deceptively spacious, character cottage offers plenty of living space, in need of some updating but in very clean and tidy order, ready to occupy. With garden and river walks nearby.



Council Tax Band: B



LongDescription

This end terrace cottage has been a much loved home and in the same ownership for nearly 60 years! The accommodation is a little quirky with the shape of the cottage, but all of the rooms are a good size and comfortable, suitable for occupation now, with modernisation required over time. This property would ideally suit someone keen on DIY, with some friends in the trades.

There is a useful entrance porch leading into a light and spacious reception room to the front aspect with an impressive stone and brick fireplace, with gas woodburner (currently not operational). Beside this room, which is currently used as a dining room, there is a separate sitting room with a gas fire.

At the rear of the cottage, there is a spacious kitchen with well-used units and ample work surface, which would benefit from being updated.

Upstairs, there are two double bedrooms and a generous family bathroom, with an original suite and also a large, modern shower cubicle to one side.

Outside, a short step from the cottage, there is an area of garden which has been cultivated in the past and is currently covered to prevent weed growth, with a shed and greenhouse to one side.

Agents note: there is a right of way for neighbouring properties at the front and rear of the property.

Services: Mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: B

Local Authority: Mid Devon District Council

The cottage lies in a tranquil setting in Coldharbour, near the historic Coldharbour Mill, used for processing fleeces from the local sheep in Victorian times. Uffculme, offers popular local amenities including a primary school and the renowned secondary school, Uffculme School, Ofsted rated 'Good' or 'Outstanding' in all areas. There is a local

pub, 'The Ostler', a mini-market, 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.

Cullompton and Junction 28 of M5 c.5 miles

Junction 27 of M5 c. 2 miles

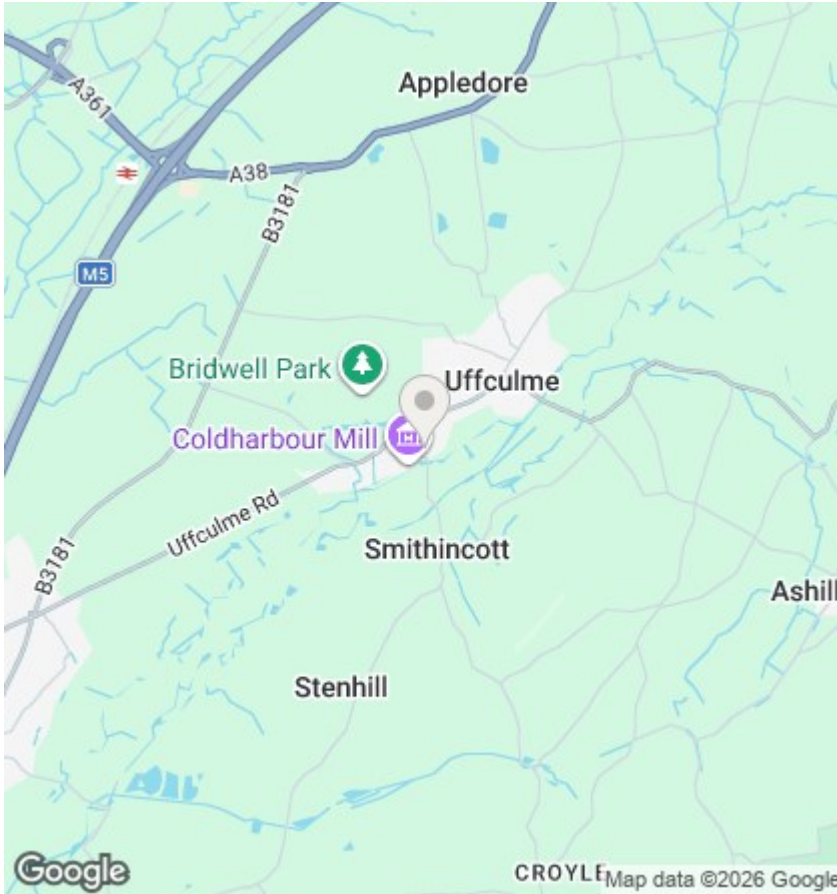
Exeter c. 17 miles

Taunton c. 20 miles

Tiverton c. 8 miles

Tiverton Parkway Station c. 2.5 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS:

Viewings

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

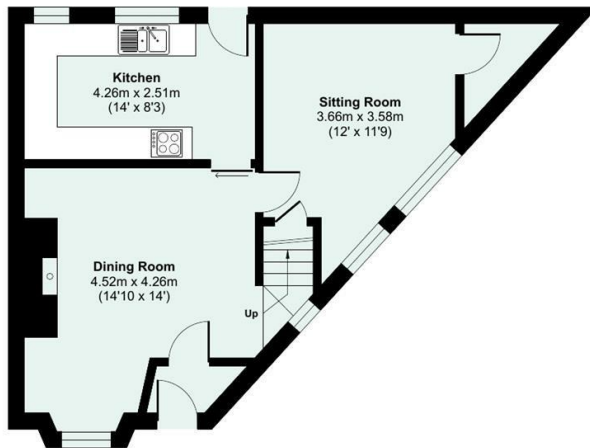
EPC Rating:

D

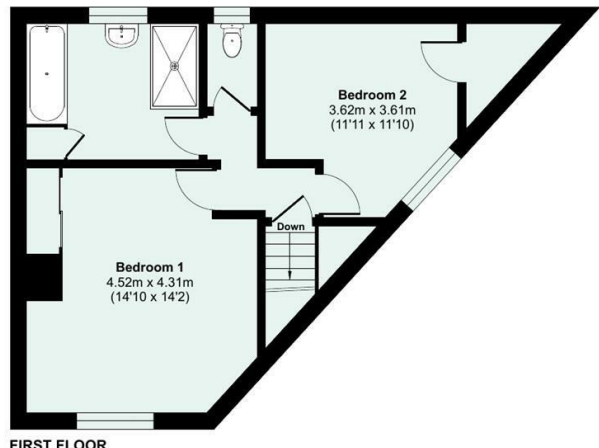
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1027 sq ft / 95.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Seddon Estate Agents LLP. REF: 1375134



seddons.com

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.