



West Poynings



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Uffculme, Cullompton, EX15 3AQ

M5 Junction 27 & Tiverton Parkway 3 Miles | Tiverton 9 Miles | Exeter 17 Miles

A spacious and imposing Grade II listed Victorian home situated on the edge of Uffculme with great M5/ Tiverton Parkway access. In all 0.67 acres.

- Spacious Period Family Home
- Large Kitchen/ Dining Room
- Large Drive & Parking
- In All 0.67 Acres
- Uffculme School Catchment/ Within Walking Distance
- Four Bedrooms
- Spacious Gardens
- M5 J27 & Tiverton Parkway 3 Miles
- Council Tax Band D
- Freehold

Guide Price £650,000

DESCRIPTION

This substantial Grade II listed Victorian home offers space and character in abundance, as well as flexible accommodation and large mature gardens.

Internally, the property is well presented and modernised throughout with four spacious bedrooms, large family bathroom, open-plan kitchen/ dining room, separate utility and well-proportioned sitting room. Externally, the large well-manicured gardens provide ample outdoor space, with the benefit of a small area of woodland and traditional detached garden room complete with facilities providing a further entertaining space.

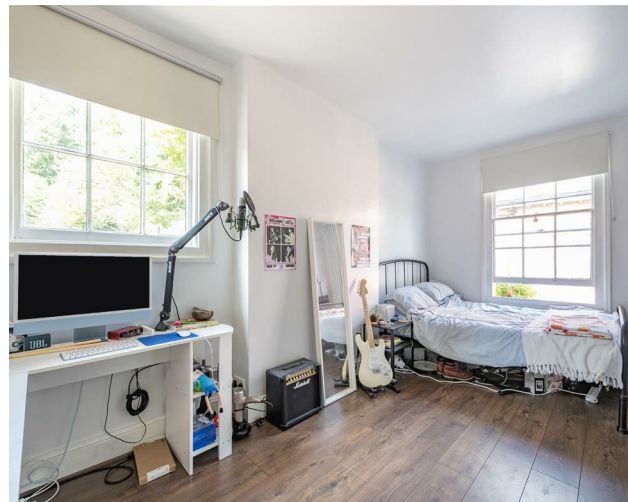
The property is located within a short walk of all the range of village facilities, including Uffculme School.

SERVICES

Mains electricity, water, gas & drainage. Gas central heating, Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Superfast: Download 51Mbps, Upload 8Mbps. Ultrafast: Download 1000 Mbps, Upload 1000Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three (Limited), O2 (Limited) & Vodafone (Limited). External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council. Uffculme Conservation Area

DIRECTIONS

From J27 on the M5 proceed towards Wellington on the A38, turning right at the first roundabout (Waterloo Cross). After following this road, take the first turning left to Uffculme and follow the road into the village, passing the school on the right, follow this around the corner into Chapel Hill, the shared driveway is the first turning on the left, follow it past the other properties and around towards its conclusion where the entrance can be found on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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