



Hawthorn Place, Uffculme, Cullompton, EX15 3FQ

welcome to

Hawthorn Place, Uffculme Cullompton

Well presented detached coach house offered with no onward chain. Features a spacious open plan kitchen/living/dining room with Juliet balcony, two good sized bedrooms, a modern bathroom, garage, and off road parking.

An extremely well presented detached coach house offered to the market with no onward chain. On approaching the property is a driveway providing off road parking. On opening the front door is a porch area which leads into the entrance hall; stairs rise to the first floor. The heart of this home is a superb open plan kitchen/living/dining room, this is dual aspect with a Juliet balcony to the rear. There are two good sized bedrooms serviced by a modern family bathroom. Externally this property benefits from off road parking and a garage. This property comes with the benefit of the remainder of a new homes warranty.

Entrance Hall

The entrance hall has a radiator, a telephone point, and stairs up to the open plan kitchen / lounge / diner.

Kitchen / Lounge / Diner

The open plan kitchen / lounge / diner has double-glazed windows to the front and rear, with wall and base units, a gas hob and oven, an extractor hood, a one and a half bowl sink and drainer, space for a washing machine and fridge/freezer, splashback, and spotlights.

It also has two radiators, the loft hatch, space for a lounge and dining table, TV points and telephone points, a heating thermostat, a door into the hallway, and stairs down to the front door.





Hallway

Doors to all rooms.

Bedroom One

The main bedroom has two double glazed windows to the rear, with two radiators, a TV point, and a heating thermostat.

Bedroom Two

Bedroom Two has double-glazed windows to the front and side, with a radiator and a TV point.

Bathroom

Double-glazed window to the front, with a WC, a heated towel rail, a wash hand basin, shaver points, spotlights, and an extractor fan. Also a bath with shower over and is partially tiled.

Loft Space

The loft is insulated, with no boarding or ladder.

Garage

The garage has power and light, with a storage cupboard.

What Three Words

Agents Note

The house is a freehold and is being sold with the leasehold of the garage.

This property benefits from the remainder of a 10 year new homes warranty from November 2021.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online fox-and-sons.co.uk/Property/TVT106212



welcome to

Hawthorn Place, Uffculme Cullompton

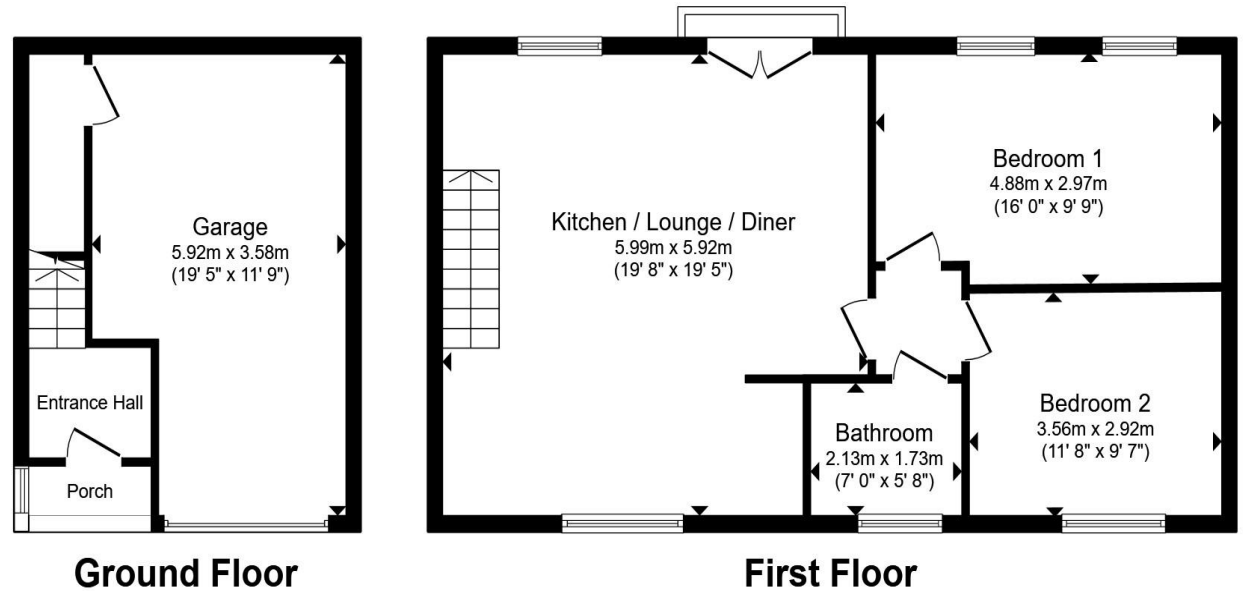
- Detached Coach House
- Open plan Kitchen/Dining/Family Room
- Garage & Driveway
- Family Bathroom
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: B

Council Tax Band: B

£225,000



Ground Floor

First Floor

Total floor area 90.0 m² (969 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.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/TVT106212



Property Ref:

TVT106212 - 0004

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk