



## 14 Coldharbour, Uffculme, Cullompton, Devon, EX15 3EE

Asking Price £260,000

- Modernised property with character features
- En-suite shower room & Family bathroom
- Kitchen/dining room with patio doors to garden
- Downstairs cloakroom
- Attractive front & rear gardens
- Two double bedrooms
- Spacious living room with wood burner
- Separate utility room
- Gas central heating & double glazed throughout
- Peaceful and charming location

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 14 Coldharbour, Cullompton EX15 3EE

\*Watch the Seddons' Video Tour\* A charming and very spacious character cottage in a peaceful and tucked away position with private rear gardens and solar panels.



Council Tax Band: B



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## LongDescription

This mid terraced cottage offers deceptively spacious accommodation which has been beautifully presented by the current owners with character features throughout.

There is a light and well proportioned living room to the front aspect with a wood burning stove and exposed painted beam.

To the rear is a spacious kitchen/dining room, fitted with a modern kitchen and dining area with French doors opening out onto the garden.

Beyond this there is a utility room with downstairs cloakroom.

Upstairs offers two double bedrooms with en-suite shower room to the principal bedroom and generous family bathroom with additional double bedroom.

Outside there is a private enclosed rear garden with paved patio and planted with attractive mature shrub and flower borders with storage shed.

There is a pedestrian right of way for neighbouring cottages at the front.

Beyond this there is an area of front garden with mature shrubs and paving.

Agents note: There is a flying freehold on the side of the property.

Services: Mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: B

Local Authority: Mid Devon District Council

The property is wonderfully situated, in a tranquil setting in the middle of a tucked away lane at Coldharbour. Uffculme, offers popular local amenities including a primary school and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. 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

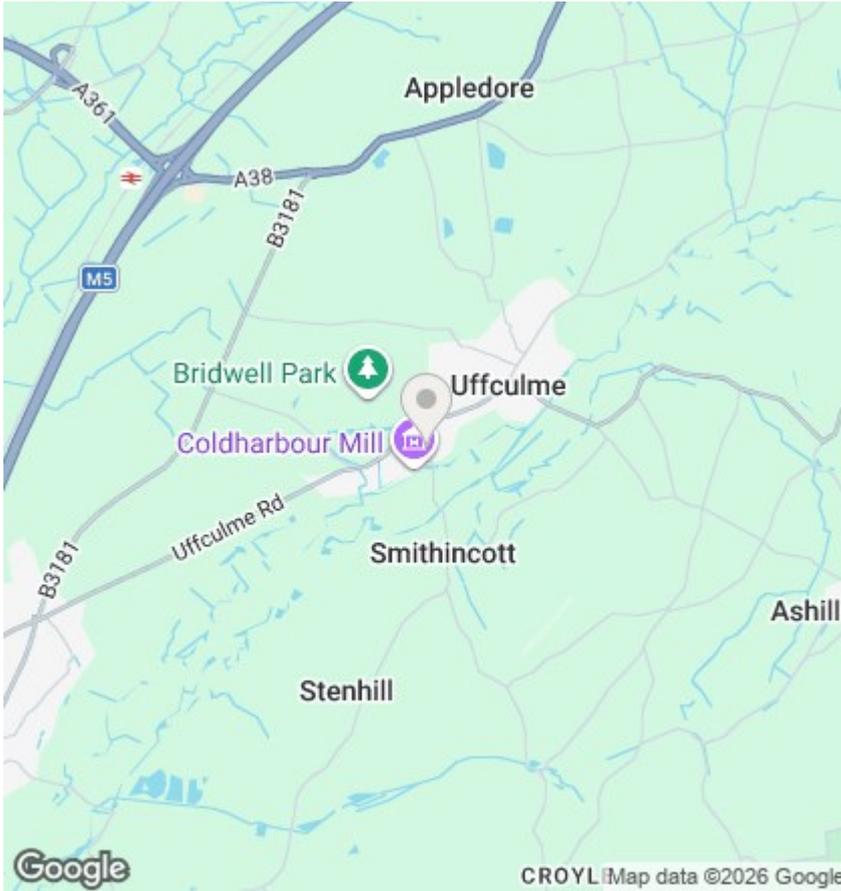
Taunton c. 20 miles

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.

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## Directions

DIRECTIONS:

## Viewings

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

## EPC Rating:

B

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

