



36 Highland Terrace

Uffculme, Cullompton

Corner plot in Uffculme with countryside views. Three bedrooms, lounge, kitchen, bathroom. Needs modernisation. Great potential to create a personalised home in a popular village location. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- Popular Village Location – Situated in the sought-after village of Uffculme.
- Fantastic Potential – An excellent opportunity to modernise and update throughout.
- Three Bedrooms – Well-proportioned accommodation ideal for families or first-time buyers.
- Corner Plot Position – Offering outside space and potential to enhance.
- Lounge with Countryside Views – Enjoying far-reaching views across the valley.
- Kitchen/Breakfast Room – Fitted kitchen with breakfast bar area.
- Ground Floor Cloakroom – Additional convenience for family living.
- First Floor Bathroom – White suite with electric shower over the bath.
- Convenient for Commuters – Good access to the A361, M5 motorway and nearby towns.



NO ONWARD CHAIN- A Property Full of Potential in the Popular Village of Uffculme

Situated on a corner plot in the popular village of Uffculme, this property presents an exciting opportunity for buyers looking to modernise and update a home to their own tastes and requirements. Offering well-proportioned accommodation, far-reaching countryside views to the rear and a layout with plenty of scope for improvement, this is a property with fantastic potential to create a wonderful home.

The ground floor accommodation begins with an entrance porch, providing useful space for storage, with shelving and a door leading into the hallway. The hallway has stairs rising to the first-floor landing, a radiator, useful understairs storage and doors leading to the principal ground-floor rooms.

The cloakroom is fitted with a white suite comprising a low-level WC and wash hand basin with tiled splashback.

The kitchen/breakfast room is positioned to the front of the property, with a window overlooking the front garden. The kitchen is fitted with a range of base units incorporating cupboards and drawers, rolled-edge work surfaces, matching wall-mounted cupboards and tiled splashbacks. Further features include a one & a quarter sink with mixer tap, breakfast bar area, gas boiler, space for a gas cooker and an pantry cupboard.

To the rear, the lounge is a particularly appealing space, enjoying far-reaching views across the valley towards the surrounding countryside. A window takes full advantage of the outlook, whilst a door opens onto the rear decking area, providing an opportunity to create an attractive space for outdoor relaxation and entertaining. The room also benefits from a radiator and media point.

Stairs rise to the first-floor landing, where a cupboard houses the hot water tank and provides additional shelving. Doors lead to three bedrooms and the family bathroom.

Bedroom three enjoys a rear aspect, with far-reaching countryside views, and benefits from a radiator. Bedroom two is also positioned to the rear and has a radiator, while bedroom one overlooks the front aspect and includes a radiator and telephone point.

The bathroom is fitted with a white suite comprising a panelled bath with a Mira electric shower over, pedestal wash hand basin and low-level WC. The room also benefits from tiled splashbacks, a frosted window and wood-effect laminate flooring.



Outside and potential

Occupying a corner plot, the property offers an appealing opportunity for buyers who can see beyond its current presentation. There is currently a decked area running along the rear of the property, a patio area to the side and a useful brick built storage shed to the front. Although modernisation and updating are required, the combination of the existing accommodation, outside space and attractive countryside views provides an excellent foundation for a refurbishment project. Buyers may wish to explore the potential to reconfigure or improve the accommodation, subject to any necessary consents.

There is ample of on street parking.

Village life in Uffculme

Uffculme is a well-regarded Mid Devon village offering a strong community feel and a range of local amenities. The village is particularly popular with families, with Uffculme School providing local schooling, alongside village facilities, shops and places to eat. The surrounding countryside offers plenty of opportunities for walking and enjoying the outdoors.

For commuters, the village is conveniently positioned for access to the A361 North Devon Link Road, connecting with the M5 motorway and the wider road network. The nearby towns of Cullompton and Tiverton provide further shopping, leisure and everyday amenities.

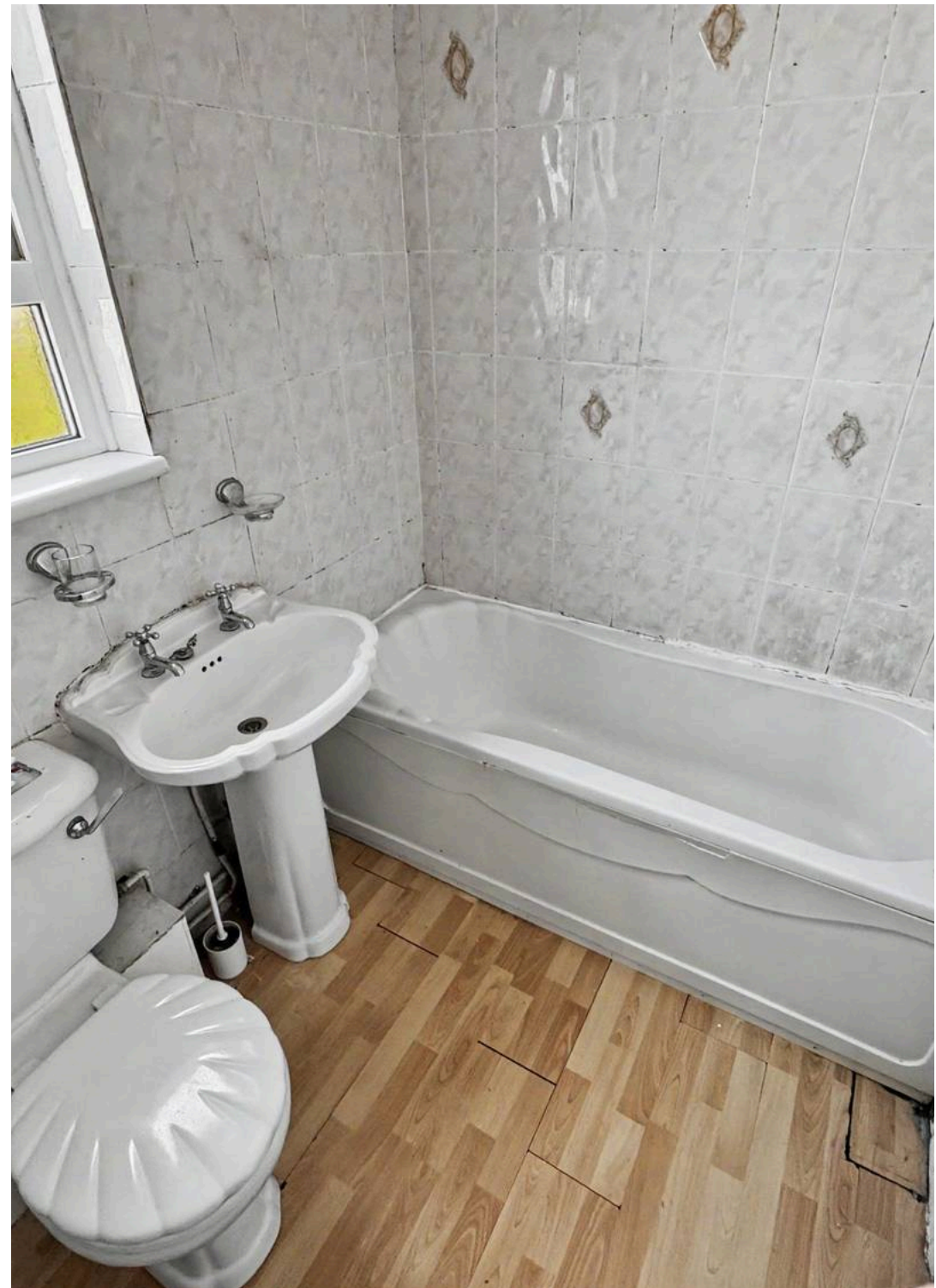
This is an excellent opportunity for buyers seeking a property with scope to add value and create a home tailored to their own style, in a popular village setting with beautiful countryside views.

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

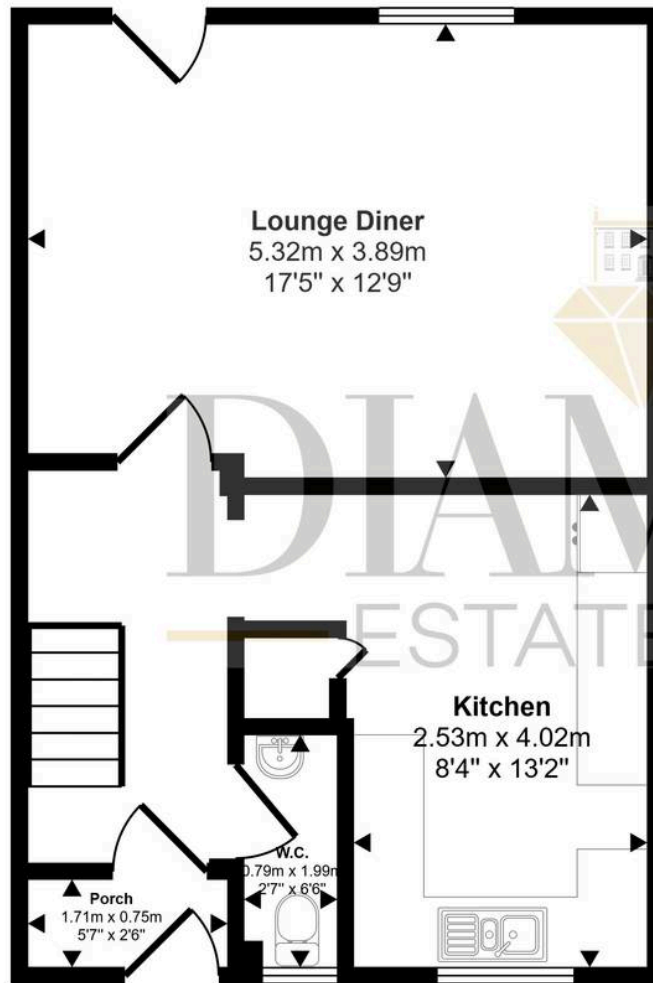
If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

HELP WITH YOUR MORTGAGE?

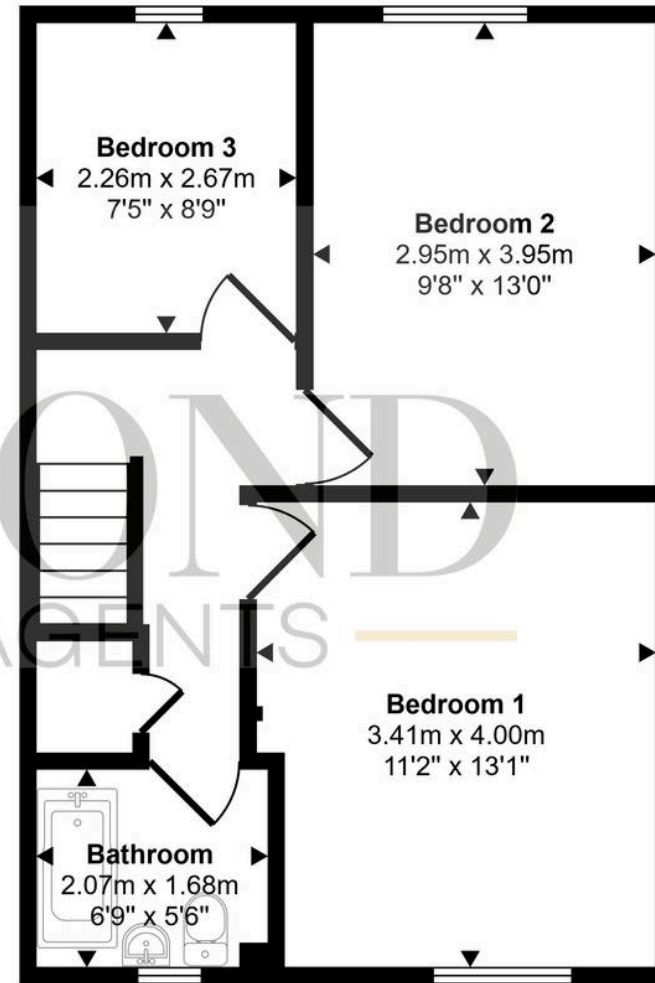
At Diamond Estate Agents, we're proud to work alongside the award-winning Mortgage Quarter. Charlie is in branch to guide you through every stage of the home-buying journey, keeping things straightforward and stress-free. With expertise in affordability and budgeting, Charlie searches the entire market to help you secure the mortgage that truly fits your circumstances. We offer a free, no-upfront-cost chat to explore your options and see how we can help and support you with your home buying goals.



Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 43 sq m / 464 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

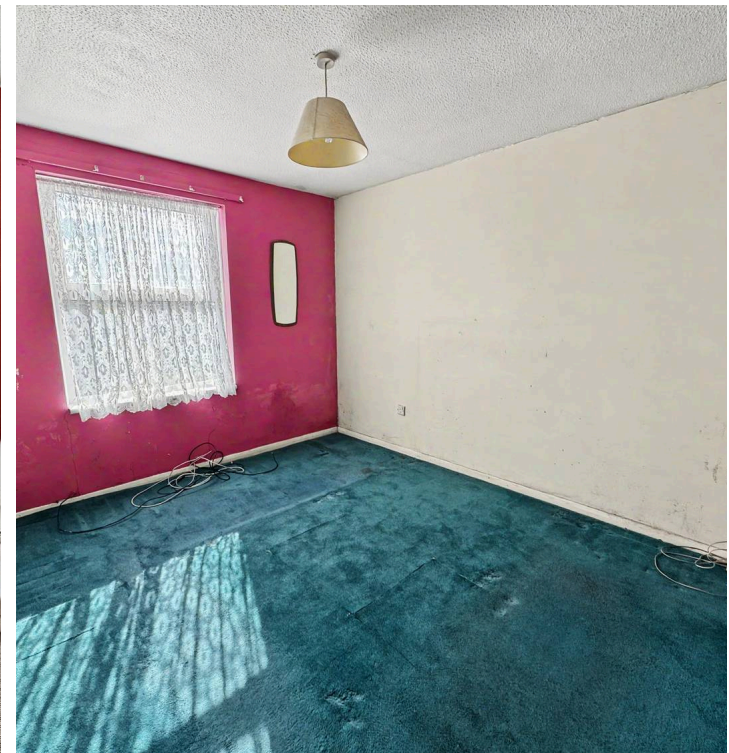
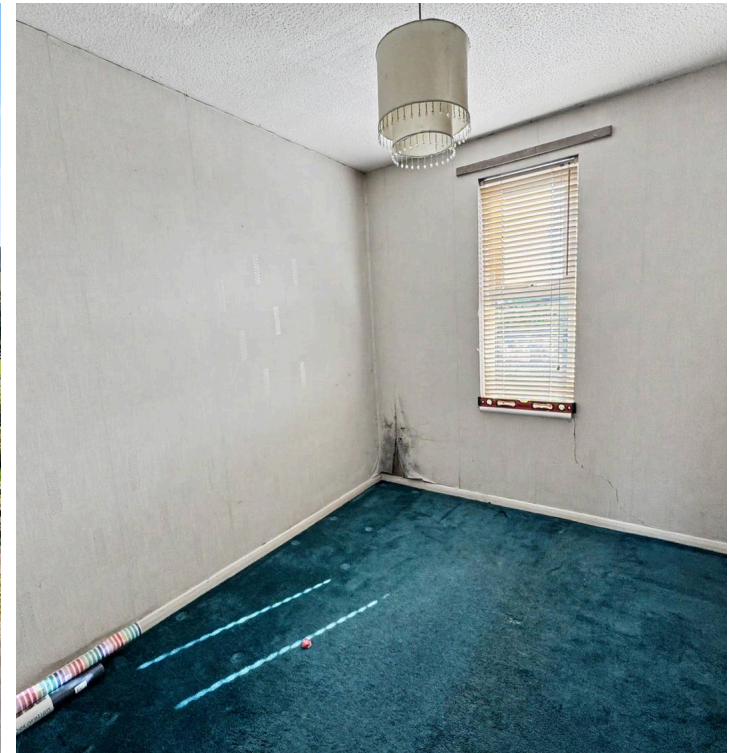
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We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to THE MORTGAGE QUARTER Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.





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