



2 The Acorns, Uffculme Road, Uffculme, Cullompton, EX15 3BH

Asking Price £550,000

- Excellent order throughout
- Contemporary family bath/shower room
- Separate sitting room and dining room
- Large utility room and downstairs cloakroom
- Double garage and ample parking
- 4 generous bedrooms, contemporary en suite shower
- Modern kitchen with range cooker
- Conservatory extension/second sitting room
- Gas central heating and uPVC double glazing
- Landscaped gardens with sunny aspect

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

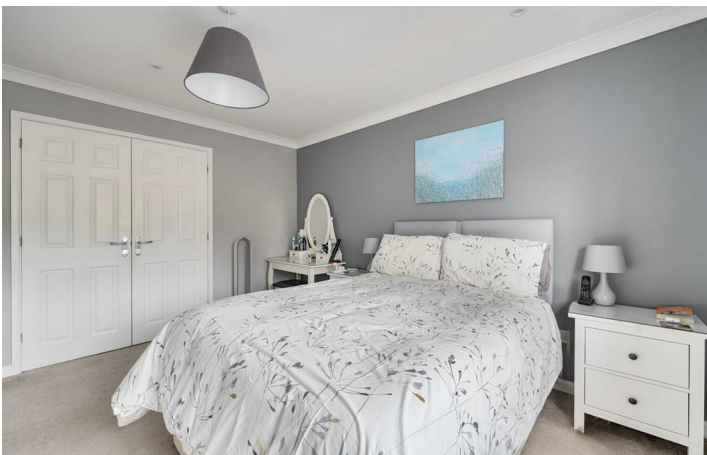


2 The Acorns, Uffculme EX15 3BH

Watch the Video Tour One of two individual village properties, beautifully presented in a contemporary style for very comfortable family living in this popular village, with its popular Uffculme School. Quick access to Exeter, Taunton and Tiverton Parkway Station, ideal for commuting.



Council Tax Band: E



LongDescription

Lying opposite Bridwell Park, 2 The Acorns is one of two, non-estate properties, built by a renowned local developer in a generous plot on the way into Uffculme.

The house has been well-maintained and updated by our clients over the last ten years and offers spacious, well-appointed accommodation, ideal for a growing family wishing to make the most of the village amenities, notably the schools, and the convenience of easy commuting via local bus services, the nearby motorway junction and Tiverton Parkway Station (London Paddington in 2 hours).

The generous living space flows nicely around the central hallway, with a useful, cloakroom, and the sitting room to the right. This relaxing room has a feature 'Minster' style fireplace housing a gas fire, and an open arch through to the dining room, with a picture window overlooking the garden, and is perfect for entertaining or family life. Beyond, the conservatory is a great addition for enjoying the afternoon and evening sunshine all year round, with double doors leading out to the raised patio for barbecues and enjoying the summer.

The kitchen is fitted in a modern, light 'Shaker' style with granite work surfaces, plenty of cupboard storage and a peninsula dining bar with wine rack and further storage. Integral appliances include a fridge and dishwasher and within a feature, tiled recess, there is a range cooker with a five-ring gas hob, two ovens and grill, with extractor fan over. The adjoining utility room is a good size and is fitted in the same style with more storage, a sink unit and space and plumbing for the usual appliances. From the utility room, there are doors to the double garage and rear garden.

Upstairs, there are four bedrooms, three doubles and a large single, all with fitted wardrobes. The principal bedroom has an en suite shower room, attractively tiled with a modern white suite of vanity unit, shower and WC, and the family bathroom is similarly appointed, with a bath and large, separate shower cubicle.

Outside, on approach, 2 The Acorns shares a gravel entrance drive with number 1, accessed via an automatic five bar wooden gate, which opens as you drive towards it. The gravel forecourt provides ample parking, leading to the double garage, with electric remote controlled doors, and there is a space for a caravan or motorhome. The front and side garden has an established hedge bank and two mature oak trees and lawn extends around to the side and across the rear of the house. This has recently been landscaped with a wide border shrub and flower bed, a small pond feature, a raised bed and new, close boarded

fencing and has more potential for any keen gardener, or can simply be kept minimal for ease of maintenance. Nicely tucked away in the corner, there is a useful garden shed and bin store and path leads back to the front of the house.

Services: Mains electricity, gas, water, and drainage.

Council Tax: Band E

Local Authority: Mid Devon District Council.

Tenure: Freehold.

Agent's note: the windows in the front of the house and both the front, and back doors, have been upgraded with either triple or acoustic glazing to effectively negate any traffic noise from the road into the village.

The house lies a short stroll from the beautiful Bridwell Park with roaming deer and its popular Orangery Cafe. The village lies beyond and has a good range of local amenities including a primary school and the renowned secondary school, Uffculme School, Ofsted rated 'Outstanding' or 'Good' in all areas. There is a local pub, 'The Ostler', a mini-market with post office, doctors' surgery, cafe and veterinary practice. The Magelake Hall and playing fields are popular with families and there is a lovely walk along the River Culm from Coldharbour Mill to Bridge Street or beyond to Culmstock, for the more energetic.

Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Exeter, Taunton and Tiverton Parkway Station are all within easy reach via the motorway and make this a very convenient location for commuting.

Junction 27 of M5 c. 2 miles

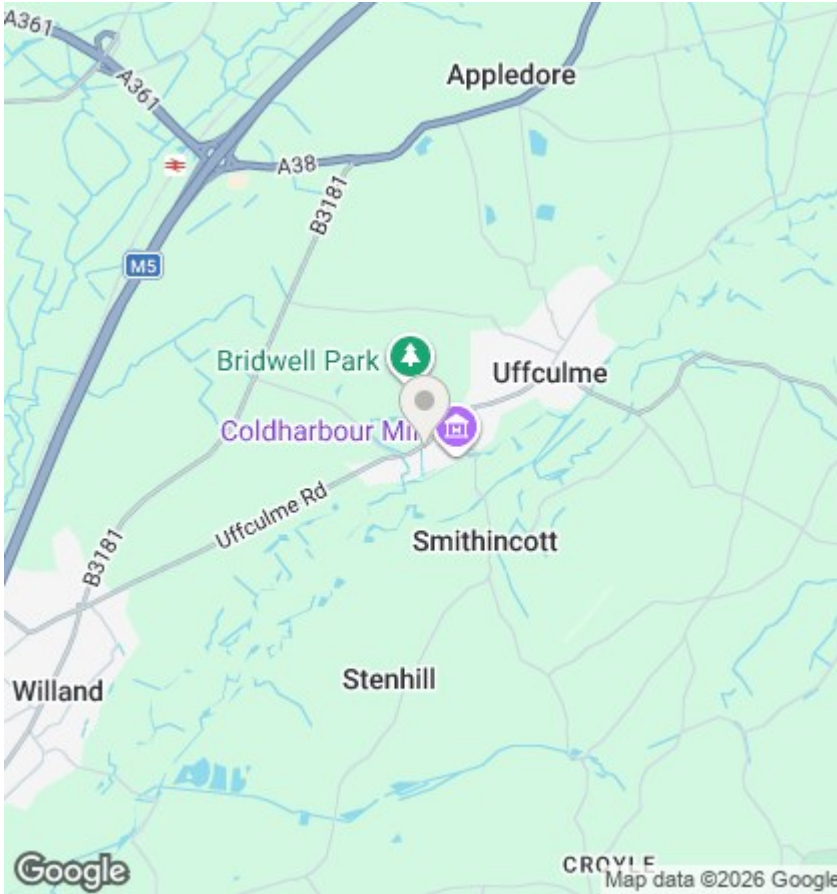
Cullompton and Junction 28 of M5 c. 5 miles Exeter c. 17 miles

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.

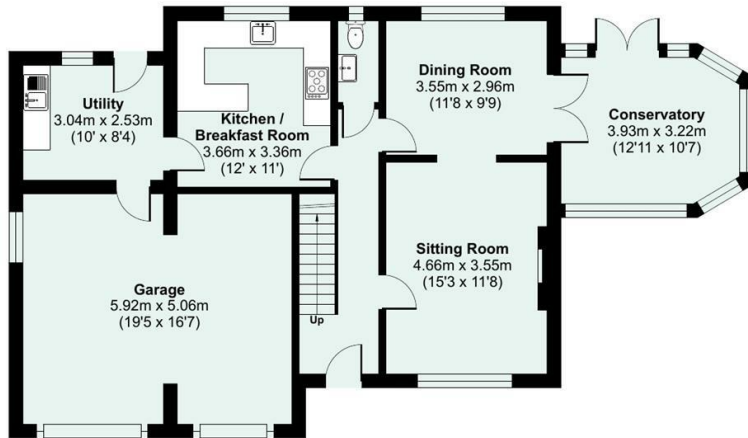
EPC Rating:

C

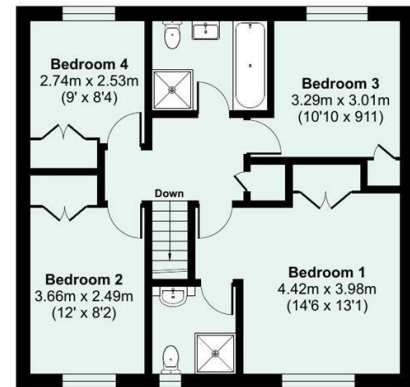
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1475 sq ft / 137 sq m
 Garage = 322 sq ft / 29.9 sq m
 Total = 1797 sq ft / 166.9 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). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1399981

