



Wellands Close, Uffculme Cullompton EX15 3DW



welcome to

Wellands Close, Uffculme Cullompton

Call Fox & Sons today to arrange a viewing of this fantastic link-detached bungalow located in Uffculme. In brief there are three bedrooms and a shower room. Modern kitchen, lounge/diner. Front & Rear gardens. Driveway and garage.

Situated on the edge of the popular village of Uffculme, this well-presented link-detached three-bedroom bungalow offers comfortable accommodation.

The property features a modern fitted kitchen and a generous lounge/diner, which enjoys direct access to the rear garden. There are three bedrooms, a shower room, and an additional bathroom fitted with a bath and shower attachment. A side porch provides a useful secondary entrance and leads directly out to the garden.

Externally, the bungalow is set behind a front lawn with mature shrubs, with off-street parking and access to a garage. The rear garden is a real feature, enjoying a decked seating area and wrapping around the side of the property to the side porch, allowing easy access between the house and garden as well as to the garage. Steps lead down to a lawned area, complemented by established trees, mature shrubbery and a vegetable patch.

The property further benefits from oil fired central heating, with the oil central heating boiler located in the garage, and occupies a nice plot with convenient edge of village position.

Entrance Hall

Features a radiator, a telephone point, a storage cupboard, and has a door to the shower room and the lounge/diner.

Kitchen

The kitchen has a double-glazed window to the rear and a door into the side porch. It features wall and base units, an electric hob and oven, one stainless steel sink and drainer, an integrated dishwasher, space for undercounter fridge and washing machine. It's partially tiled and has a built-in pantry.

Lounge/Diner

Features double-glazed windows to the front and rear, and a double-glazed door to the side into the garden. It also has two radiators, a multi-fuel burner, a TV point, space for a dining table, and has a door to the hallway.

Shower Room

Double-glazed window to the rear. Features a radiator, a WC, a wash hand basin, a shower, and is partially tiled.

Side Porch

The side porch has access into the garden.

Hallway

The hallway has doors to all bedrooms, the bathroom, and the kitchen. It also has the loft hatch, and a storage cupboard.





Bedroom One

Bedroom One has a double-glazed window to the front and a radiator.

Bedroom Two

Bedroom Two has a double-glazed window to the rear, a radiator, a TV point, and built-in wardrobes.

Bedroom Three

Bedroom Three has a double-glazed window to the front and a radiator.

Bathroom

The bathroom has a double-glazed window to the side, a WC, a wash hand basin, a bath with a shower attachment, a radiator, and is partially tiled.

Loft Space

Has a loft ladder and is insulated and part boarded.

Front Garden

The front garden is laid to lawn, with mature shrubs.

Rear Garden

There are two steps down into the rear garden onto decking area, which wraps around to the side porch. From the lounge garden access door, there is a door to the garage. From the decking, there are five steps down to the lawn, trees, and mature shrubs. There is also a vegetable patch, an oil tank, an outside shed, and wraps around the side with access to the front of the property.



Garage

Parking

Driveway.

Location

Wellands Close lies half a mile from the centre of the popular village of Uffculme, with a good range of local amenities, including a popular primary school, and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. There is a local pub, mini-markets, 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, and via the motorway, Exeter and Taunton are within easy reach.

The popular Tiverton Golf Course and Westcountry Golf Academy (WGA) Golf Course & Driving Range lie within easy reach, for the keen golfer and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!



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welcome to

Wellands Close, Uffculme Cullompton

- Link-Detached Three Bedroom Bungalow
- Modern Kitchen
- Lounge/Diner
- Shower Room
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£320,000



Total floor area 79.6 m² (857 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



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Property Ref:
TVT106158 - 0005

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