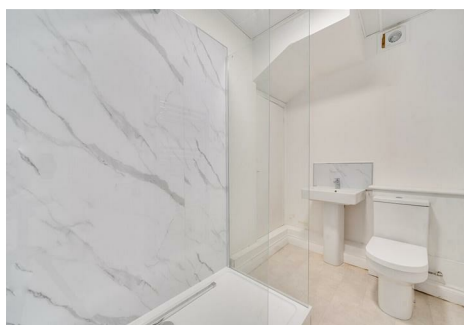


6 High Street, Cullompton, Devon, EX15 1AA



4B The Square, Uffculme, Cullompton, EX15 3AA

Guide Price £140,000

- No onward chain, ready to occupy
- 1 double bedroom, with high ceiling
- Large, open plan kitchen/dining/sitting room
- New intelligent electric heating system
- Quick access to the motorway & Tiverton Parkway
- Light, spacious accommodation
- New shower room fitted in white
- New kitchen, fitted in grey
- Good village amenities
- Exeter and Taunton in c. 30 minutes

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



4B The Square, Cullompton EX15 3AA

Watch the Seddons' Video Tour

A newly refurbished, ground floor flat in the centre of this popular village with the shop and regular bus services close by. A great first time buy, bolt hole or investment.



1



1



1



D

Council Tax Band: A



This fine flat has just been completely refurbished and redecorated, with new flooring throughout.

The kitchen, in the corner of the large living room, is fitted in a contemporary, grey Shaker style with an integrated oven, ceramic hob and extractor hood over, a stainless steel sink and space for appliances. This room has great natural light from the large window at the front of the property and the glazed front door.

From the inner hallway, there is a newly fitted shower room, with a white suite, heated towel rail and large shower cubicle. The double bedroom has a range of built in wardrobes in one wall providing excellent storage.

The flat has no outside space or garden but there are lovely walks nearby along the River Culm and country lanes, and the Magelake playing fields are a short stroll away. Free and unrestricted parking is available in The Square

Services: Mains electricity, water, and drainage.
Tenure: Leasehold and a 50% Share of the Freehold with new lease being created with a shared service charge proposed to be split on an as & when basis.
Local Authority: Mid Devon District Council
Council Tax: Band A

Lying conveniently in the village centre with a good range of local amenities, including a popular primary school, and the renowned secondary school, Uffculme School, Ofsted rated 'Good' or 'Outstanding' in all areas. There is a local pub, 'The Ostler', a mini market, doctors' surgery, veterinary practice and 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, as well as Tiverton.

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.



Directions

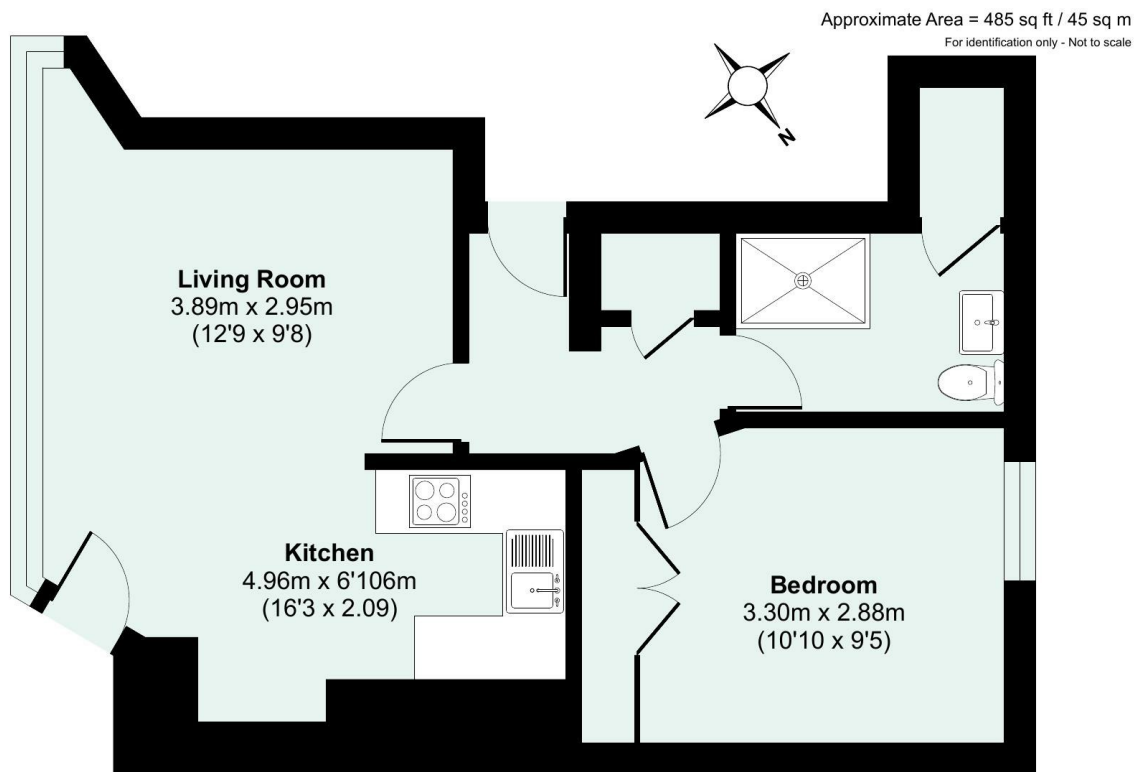
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Seddon Estate Agents LLP. REF: 1439940



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