

Guide Price £465,000



## 24 Culm Valley Way, Uffculme, Cullompton, Devon, EX15 3XZ

- Spacious living room with French doors
- Modern kitchen/dining room
- Four bedrooms
- Family bathroom
- Garage and driveway parking
- Garden room extension with vaulted ceiling
- Utility room & downstairs cloakroom
- En-suite to principal bedroom
- Private & well landscaped rear garden
- Quiet cul-de-sac position

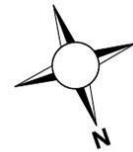
**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

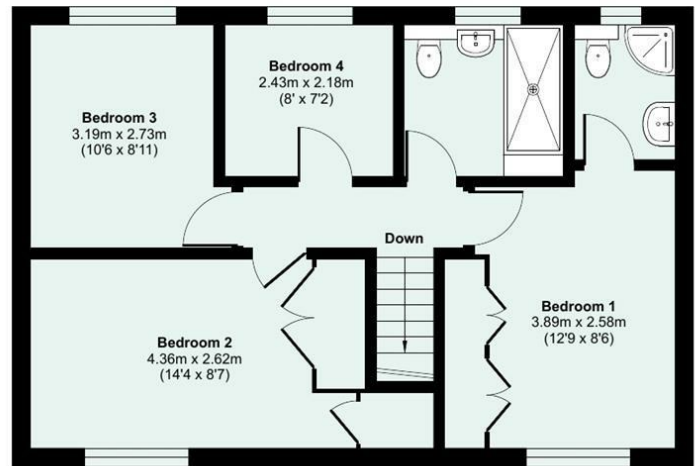
**\*Watch the Seddons Video Tour\***

A spacious detached family home with a superb garden room extension. Situated in a quiet and sought after cul-de-sac position and presented to a high standard throughout.

Approximate Area = 1294 sq ft / 120.2 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 1431 sq ft / 132.9 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

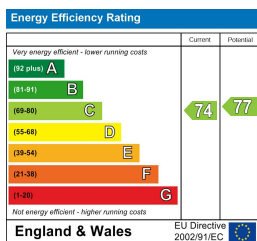
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Seddon Estate Agents LLP. REF: 1371591



**Council Tax Band**

E

**EPC Rating**



**Viewings**

Viewings by arrangement only. Please call 01884 32100 to make an appointment.