



Field View Uplowman, Tiverton, Devon, EX16 7DW

Asking Price £625,000

- Exceptionally well presented
- Popular village with excellent access
- 2.5 miles from train station and motorway
- Large kitchen dining room and conservatory
- 3 bedrooms and 2 bathrooms
- Spacious open living spaces
- Spacious kitchen dining room
- Catchment of sought after schooling
- Sitting room with wood burning stove
- Integral garage

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Field View , Tiverton EX16 7DW

Enjoy village life from this superbly presented detached bungalow that has been maintained to an exceptionally high standard.



Council Tax Band: E



Field View is an exceptionally well-presented bungalow set on a generous plot within the ever-popular village of Uplowman. The property has been very well maintained by the current owners and offers light and spacious accommodation throughout. The name of the property reflects the surrounding countryside which offers pleasant country walks right on your doorstep.

The drive to the front of the property offers plenty of parking and leads to a double garage which has been adapted to provide a useful workshop come studio but could easily be returned to its intended function.

A wide and inviting entrance or draws you into the particularly spacious kitchen dining room. The kitchen has been comprehensively fitted with plenty of storage and work surfaces and a range of integrated appliances. A breakfast bar is well placed to take advantage of the pleasant view over the rear garden. There is plenty of space for a large dining table, alternatively there is space for a 'snug'. With more seating in the conservatory, this room is a most sociable space.

A door opens to the integral garage, within which is plenty of space and plumbing for a washing machine, tumble dryer and a freezer. The garage is well lit, has been insulated and is heated – perfect for a home office, studio or gym. An area to the front of the garage still serves as storage and with an electric roller door is easy to access. There could be potential here for further accommodation if required.

From the hallway, double doors open into the sitting room. Double glazed French Doors open to the rear garden and draw in plenty of light. A 'Wood Warm' multi-fuel stove creates a welcoming central focus in the cooler months.

The bedrooms are distanced from the living spaces, the larger of the bedrooms benefits from plenty of fitted wardrobes, and an attractively finished en-suite shower room. Bedrooms two and three are

also both double rooms, both of which served by another shower room.

The rear garden is a comfortable size, enough space yet not a chore to maintain. A level lawn is bordered with mature flowering plants and shrubs and directly to the rear of the bungalow is a private patio area - great for enjoying the afternoon sunshine.

Mid Devon is highly sought after for its rolling hills, rural feel yet with excellent access to road and rail networks for those looking to travel further afield from time to time. Easy access is also granted to the coastlines of North and South Devon whilst the Nation Parks of Exmoor and Dartmoor are also within easy reach.

Uplowman itself, is a sought-after little village, having a semi-rural feel and yet the motorway and train station are within a few minutes' drive, about two and a half miles away.

There are excellent educational facilities in the area; with a reputed primary school within walking distance, Blundells Independent School within 10 minutes' drive and also falling with the sought after Uffculme School catchment area.

Services:

Mains electricity, water, and drainage. Oil fired central heating and hot water.

Tenure:

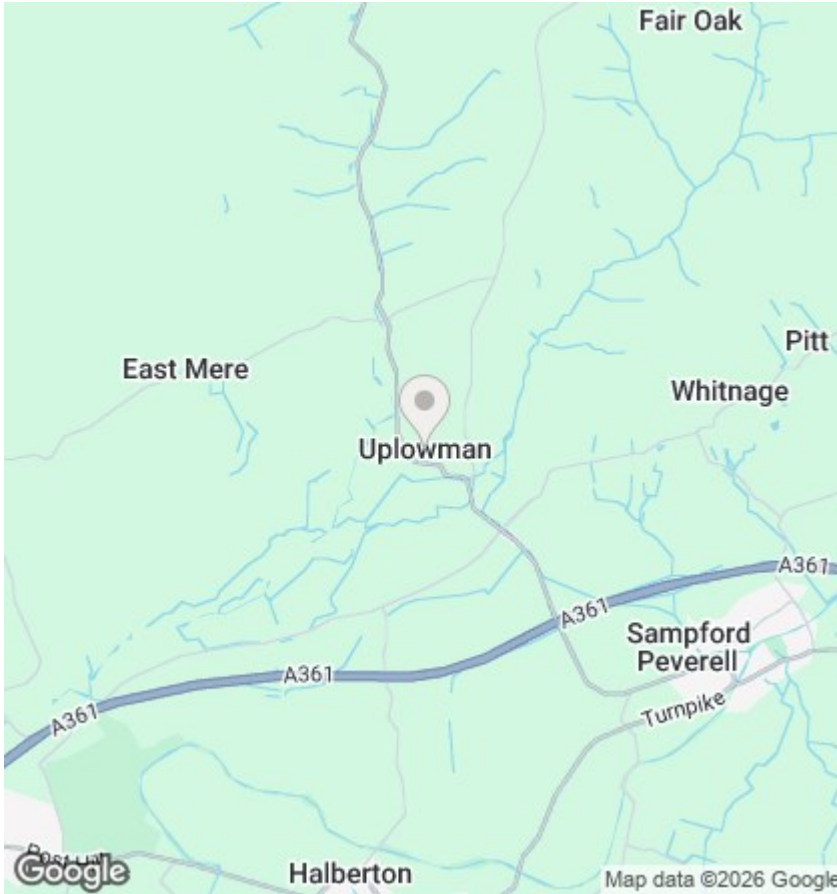
Freehold

Council Tax:

Band E

Local Authority:

Mid Devon District Council - 01884 255255



Directions

From Junction 27 of the M5, take the A361 signed 'North Devon'. After about half a mile take the exit signed Sampford Peverell. Continue through the village and up the hill, at the top of which turn right signed Uplowman. At the junction turn left. In Uplowman, continue straight across the cross roads and as you start to drop down the hill, the property will be

Viewings
Viewings by arrangement only. Call 01884 253500 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		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

