



I have read the details to the property and confirm that they are accurate to the best of my knowledge and belief.

SIGNED. *[Signature]*

DATE. 04/09/26

Hawthorn Place, Uffculme, Cullompton, EX15 3FQ



fox & sons



Hallway

Doors to all rooms.

Bedroom One

The main bedroom has two double glazed windows to the rear, with two radiators, a TV point, and a heating thermostat.

Bedroom Two

Bedroom Two has double-glazed windows to the front and side, with a radiator and a TV point.

Bathroom

Double-glazed window to the front, with a WC, a heated towel rail, a wash hand basin, shaver points, spotlights, and an extractor fan. Also a bath with shower over and is partially tiled.

Loft Space

The loft is insulated, with no boarding or ladder.



Garage

The garage has power and light, with a storage cupboard.

Agents Note

The house is a freehold and is being sold with the leasehold of the garage.

This property benefits from the remainder of a 10 year new homes warranty from November 2021.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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