



6 High Street, Cullompton, Devon, EX15 1AA

seddon's



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

Guide Price £465,000

- 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



24 Culm Valley Way, Cullompton EX15 3XZ

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.



Council Tax Band: E



LongDescription

The property has been beautifully extended and updated by the current owners.

The kitchen/dining room is dual aspect, fitted with contemporary units with integral appliances and offering ample space for family dining and entertaining, with the utility room adjacent.

A spacious dual aspect living room features glazed timber French doors which open into a superb conservatory style extension, with solid roof with Velux windows, vaulted ceiling and a "slide and swing" doors with full height windows looking out over a private garden.

Upstairs there are three double bedrooms, with fitted wardrobes in two and an en-suite shower room in the main bedroom.

There is a good sized single fourth bedroom and family bathroom.

Outside at the front there is driveway parking for a couple of vehicles with access to the garage and gate providing access to the rear garden.

At the rear, there is a level and very private garden, backing onto trees, with lawn, paved patio with a fish pond and decked dining area.

Services: Mains gas, electricity, water & drainage.

Council Tax: Band E

Local Authority: Mid Devon District Council.

Tenure: Freehold.

The house is situated within a quiet no through road within the popular village of Uffculme, which has a good range of local amenities including a primary school and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. There is a local pub, 'The Ostler', a Nisa mini-market with post office, doctors' surgery, cafe and veterinary practice. The Magelake Hall and playing fields are popular with families and there is a lovely walk along the River Culm from Coldharbour Mill to Bridge Street or beyond to Culmstock, for the more

energetic.

Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Exeter, Taunton and Tiverton Parkway Station are all within easy reach via the motorway and make this a very convenient location for commuting.

Junction 27 of M5 c. 2 miles

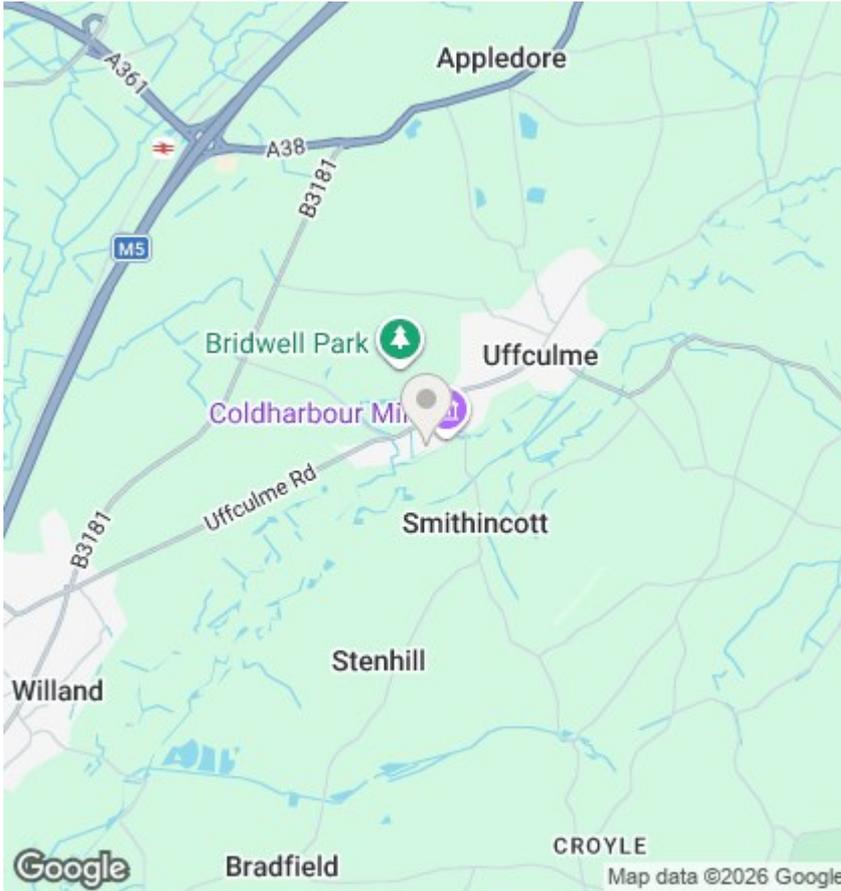
Cullompton and Junction 28 of M5 c. 5 miles Exeter c. 17 miles

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

DIRECTIONS:

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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

