



51 Meadow View, Uffculme, Cullompton, EX15 3DS

Guide Price £300,000

- 2 double bedrooms
- Conservatory extension
- Shower room and separate cloakroom
- Garage with electric door, parking space
- Good village amenities
- Large sitting/dining room
- Original kitchen, very clean and tidy
- Gas central heating and uPVC double glazing
- Established front and rear gardens
- Exeter and Taunton 30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



51 Meadow View, Cullompton EX15 3DS

Watch the Seddons' Video Tour

Nicely tucked away in a quiet village setting, this detached bungalow offers very comfortable, easy to maintain accommodation with a garage, small garden and parking. Local bus services nearby and quick access to the motorway.
No onward chain.



Council Tax Band: C



This fine bungalow lies in the popular close of Meadow View with little passing traffic and an open outlook over a central green area. The comfortable, well-presented accommodation includes a large sitting/dining room with a conservatory extension beyond, overlooking the established, pretty rear garden. The bedrooms lie off the central hallway as well as the shower room, which has been refurbished and tiled in a modern style with a nice large shower cubicle. Beside the shower room, there is a separate cloakroom with WC and washbasin.

The kitchen is in good, tidy order but is the original and many would wish to update it in their own taste over time. It currently has freestanding appliances including a cooker, with double oven, grill and hob, a fridge/freezer and washing machine. These may be included in the sale under separate negotiation.

Outside, the bungalow is approached via a drive, shared with the two neighbouring properties and leading to its private parking in front of the garage, with front garden to one side. The rear garden is part laid to lawn with established shrubs and is a manageable size. The primary school lies beyond the rear garden with the lovely sounds of children playing at break times, during term time.

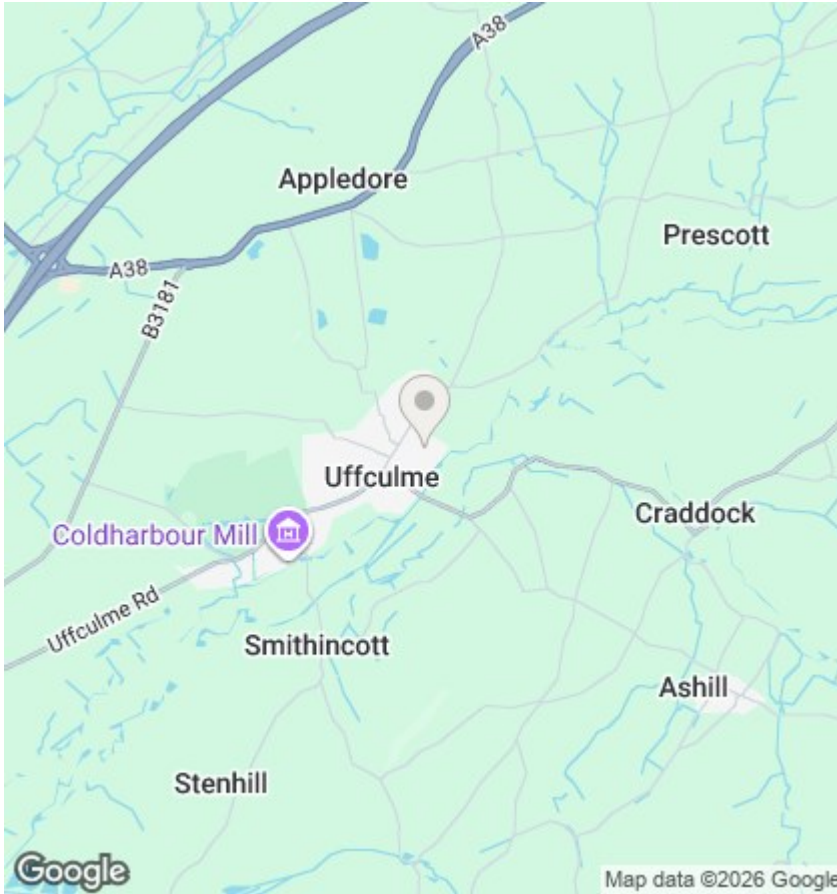
Services: Mains electricity, gas, water, and drainage.
Tenure: Freehold
Local Authority: Mid Devon District Council
Council Tax: Band C

Meadow View lies a short walk from 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.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9-hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient.

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.

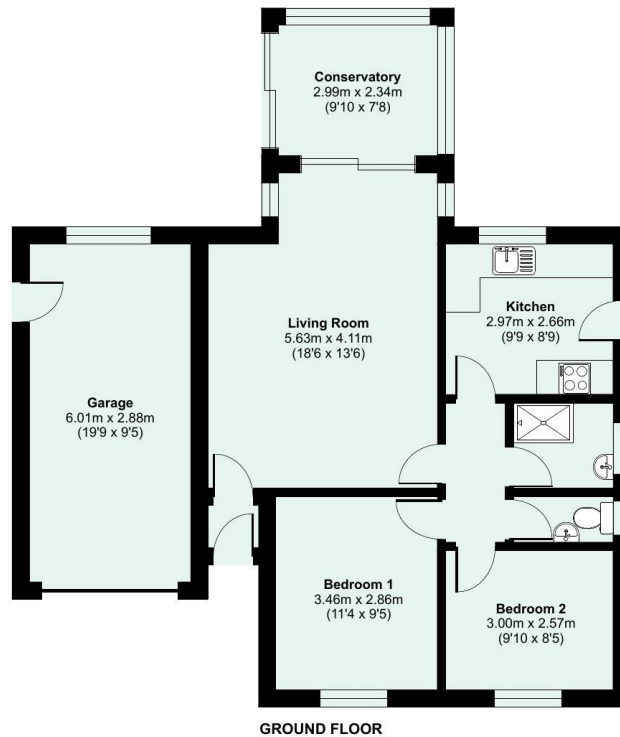
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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 = 710 sq ft / 66 sq m
 Garage = 188 sq ft / 17.5 sq m
 Total = 898 sq ft / 83.4 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). © nitchcom 2026. Produced for Seddon Estate Agents LLP. REF: 1432066

