



seddon's

6 High Street, Cullompton, Devon, EX15 1AA



10 Clarke Close, Uffculme, Cullompton, EX15 3XX

Guide Price £475,000

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



10 Clarke Close, Cullompton EX15 3XX

Watch the Seddons' Video Tour

A peaceful haven, beautifully tucked away behind blossoming trees and offering very comfortable, spacious accommodation with an extensive, pretty garden through which the mill leat runs. Perfect location for commuting with local bus services and quick access to the motorway and Tiverton Parkway Station.



Council Tax Band: D



This fine house lies at the end of a quiet cul de sac on the small Mill View development towards the edge of the village, convenient for the local amenities and easy commuting.

The original, three bedroom house was significantly extended in the past, with additions including a large, principal bedroom over the garage and a large conservatory and second sitting room or snug to the rear, greatly enhancing the ground floor living space. These rooms enjoy the delightful outlook over the rear garden and access to it via glazed doors, which are uPVC in the snug, and when all are open, really bring the garden into the house, perfect for al fresco living in the warmer months.

The garden incorporates the mill leat running to the historic Coldharbour Mill, a pretty feature and haven for wildlife.

The versatile accommodation also includes a useful downstairs cloakroom, the original sitting room, which could be used for dining, and a large kitchen/breakfast room. The kitchen area is fitted in a light, white Shaker Style with plenty of storage cupboards, work surface and shelving and integrated appliances including an electric oven, hob and extractor hood, dishwasher, fridge and freezer. Towards the end of the room, there is space for a dining table or easy chairs, if preferred. The adjoining utility room is well-appointed with further storage, workspace and plumbing and space for appliances and a useful door to the integral garage.

Upstairs features four bedrooms, with a particularly large principal bedroom, with en suite shower room. From the landing, there are three further bedrooms, an airing cupboard and family bathroom. The bath and shower rooms are fitted with white suites with attractive tiling and panelling. The loft space of the house has a hatch and ladder above the landing and is fully insulated and boarded, providing useful storage.

On approach to the house, there is a pretty front garden with established hedge, a magnolia tree and a small area of lawn beside the gravel parking area for two cars. This gives access to the garage with an electrically operated roller door.

The rear garden really needs to be seen to be fully appreciated and would suit a keen gardener as well as those who just wish to sit and relax on the raised deck and enjoy the peace and seclusion in a very natural environment, whilst the leat flows by. Our clients have achieved adverse possession* of the parcel of meadow land the far side of the leat, which extends the garden

significantly for older children to play or for amenity and conservation. Within the garden, there is a potting shed and outdoor electric socket, useful for lawn mowing.

Services: Mains electricity, gas, water, and drainage.

Council Tax: Band D

Local Authority: Mid Devon District Council.

Tenure: Freehold.

Agents' note: Adverse Possession is a legal principle that allows someone to become the lawful owner of land or property even though it originally belonged to someone else, by occupying it for a long enough period and meeting strict legal conditions.

Clarke Close lies on the outskirts of the village, a short stroll from the beautiful Bridwell Park with roaming deer and its popular Orangery Cafe. The village lies beyond and has a good range of local amenities including a primary school and the renowned secondary school, Uffculme School, Ofsted rated 'Outstanding' or 'Good' in all areas. There is a local pub, 'The Ostler', a mini market, 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

Agents note: the freestanding gas cooker, white goods and some items of furniture may be available under separate negotiation.

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

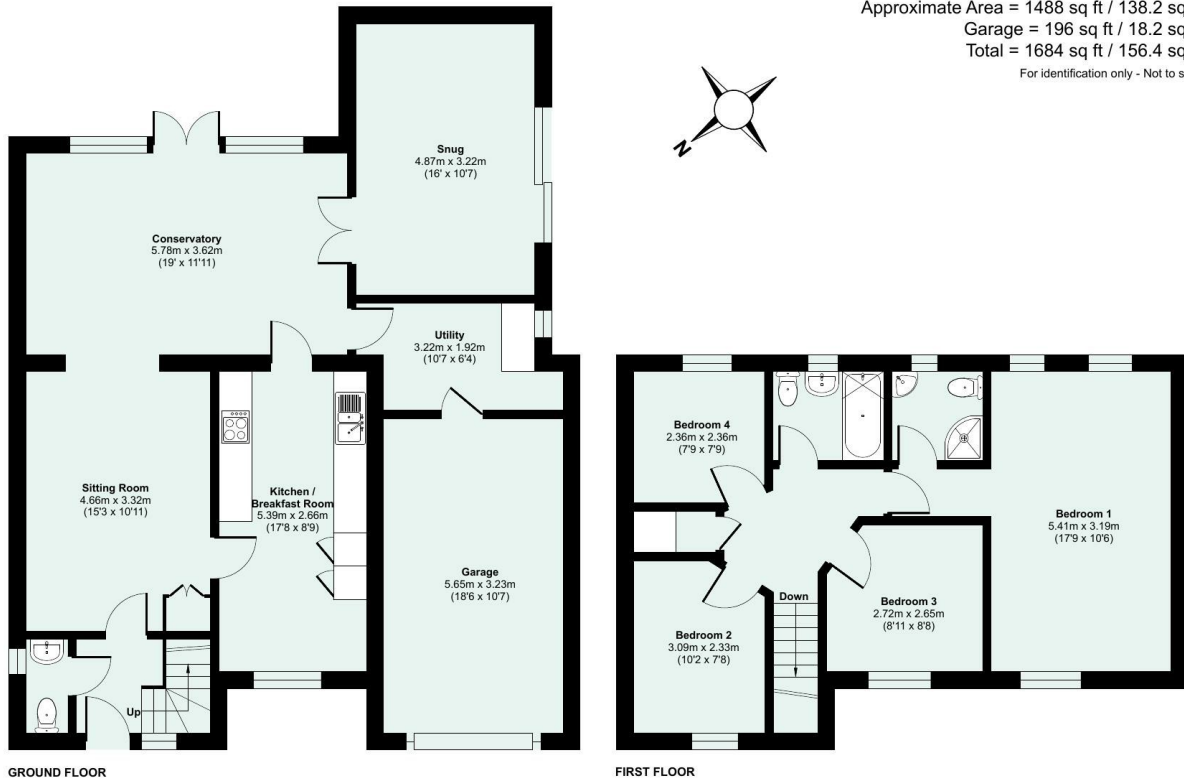
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	81
(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 = 1488 sq ft / 138.2 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1684 sq ft / 156.4 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: 1439132

