



The Square, Uffculme, Cullompton, EX15 3AA



welcome to

The Square, Uffculme, Cullompton

Exciting development and renovation opportunity. This former village post office is arranged over three generous floors and benefits from two separate entrances, offering excellent potential for reconfiguration or possible conversion into multiple dwellings, subject to the necessary consents.

This former village post office offers enormous potential for renovation, reconfiguration or possible conversion into multiple dwellings, subject to the necessary consents. Arranged over three generous floors and benefiting from two separate entrances, the property is ideally suited to a variety of uses in the heart of the popular of Uffculme.

The ground floor was historically the shop front and is now arranged as two reception rooms, with a central kitchen and two useful storerooms. Completing this level is an additional space where a WC was previously located, offering further scope for reconfiguration.

Stairs rise to the first floor, which provides a large reception room (formerly a kitchen), a spacious inner hallway, four bedrooms, and a family bathroom. A further staircase leads to the second floor, where there are two additional bedrooms, a shower room, and a converted loft area, ideal for storage, home working or hobby use.

Externally, the property benefits from a small area of outside space to the front, suitable for pots, refuse storage and practical day-to-day use. Requiring modernisation throughout, this substantial property represents a rare opportunity for developers, investors or owner-occupiers looking to create something truly special in a sought-after village location. For sale via traditional auction on Tuesday 28th July at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA.

Entrance Hall

Door opens into hallway; stairs lead to the first floor. Under stairs space, door to former post office.

Lounge

Single glazed window to the front, steps down to the lounge/diner

Lounge/Diner

Double glazed window to the side, fire surround housing an electric fire. Exposed beams.

Kitchen

Double glazed window to the side, wall and base units. Stainless steel sink and drainer, 2 bowls. Door to rear hall.

Utility Area/Hall

Door to the side, entrance hallway with access to the kitchen and two rooms. Previously a downstairs WC.

Storage

Storage room.





Landing

Landing area with doors all rooms.

Bedroom One

Double glazed window to the front, radiator, built in cabin bed over the stairs.

Bedroom Two

Irregular shaped room, double glazed window to side, radiator.

Hall

Two steps down to inner hallway, radiator, spotlights. Doors to lounge and bedroom. Stairs to the second floor.

Bedroom Three

Double glazed to side, window seat, radiator, telephone point, built in storage and cupboard.

Reception Room

Two double glazed windows, door the bathroom and to bedroom.

Bathroom

Double glazed to the rear, bath with shower fitting. Wall hung central heating boiler. WC, wash hand basin with vanity unit and shaver point.

Bedroom Four

Double glazed window to the side, radiator.



Landing

Second floor landing, double glazed window to the side. Doors to the two bedrooms.

Bedroom Five

Velux window x 2 and two double glazed windows. Restricted head height, radiator, loft access.

Bedroom Six

Window to the side, steps up to the shower.

Shower Room

Shower cubical with electric shower, WC, heated towel rail. Velux window.

Loft Area

Velux window, radiator, restricted head height.

Auction

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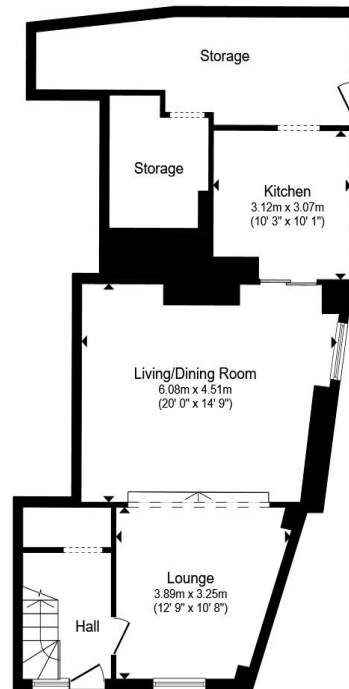
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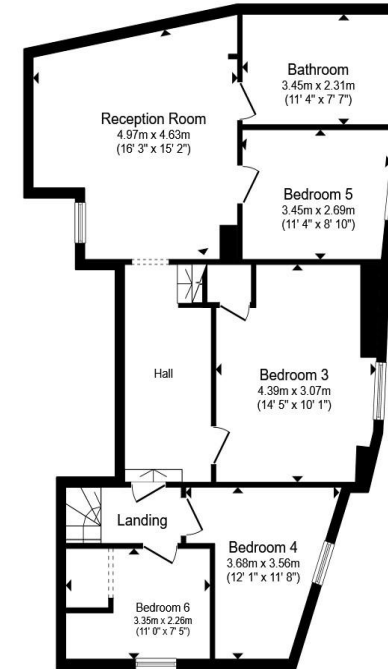
- Renovation Project
- Two Entrances
- Six Bedrooms
- For Sale by Public Auction unless sold prior
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: C
Council Tax Band: B

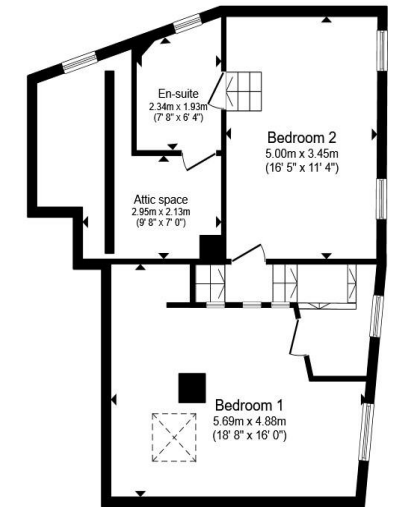
£160,000



Ground Floor



First Floor



Second Floor

Total floor area 224.7 m² (2,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TVT106214 - 0003

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