



Hawthorn Place, Uffculme, Cullompton, EX15 3FQ



welcome to

Hawthorn Place, Uffculme Cullompton

Well presented detached coach house offered with no onward chain. Features a spacious open plan kitchen/living/dining room with Juliet balcony, two good sized bedrooms, a modern bathroom, garage, and off road parking.

An extremely well presented detached coach house offered to the market with no onward chain. On approaching the property is a driveway providing off road parking. On opening the front door is a porch area which leads into the entrance hall; stairs rise to the first floor. The heart of this home is a superb open plan kitchen/living/dining room, this is dual aspect with a Juliet balcony to the rear. There are two good sized bedrooms serviced by a modern family bathroom. Externally this property benefits from off road parking and a garage. This property comes with the benefit of the remainder of a new homes warranty.

Entrance Hall

The entrance hall has a radiator, a telephone point, and stairs up to the open plan kitchen / lounge / diner.

Kitchen / Lounge / Diner

The open plan kitchen / lounge / diner has double-glazed windows to the front and rear, with wall and base units, a gas hob and oven, an extractor hood, a one and a half bowl sink and drainer, space for a washing machine and fridge/freezer, splashback, and spotlights.

It also has two radiators, the loft hatch, space for a lounge and dining table, TV points and telephone points, a heating thermostat, a door into the hallway, and stairs down to the front door.





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.



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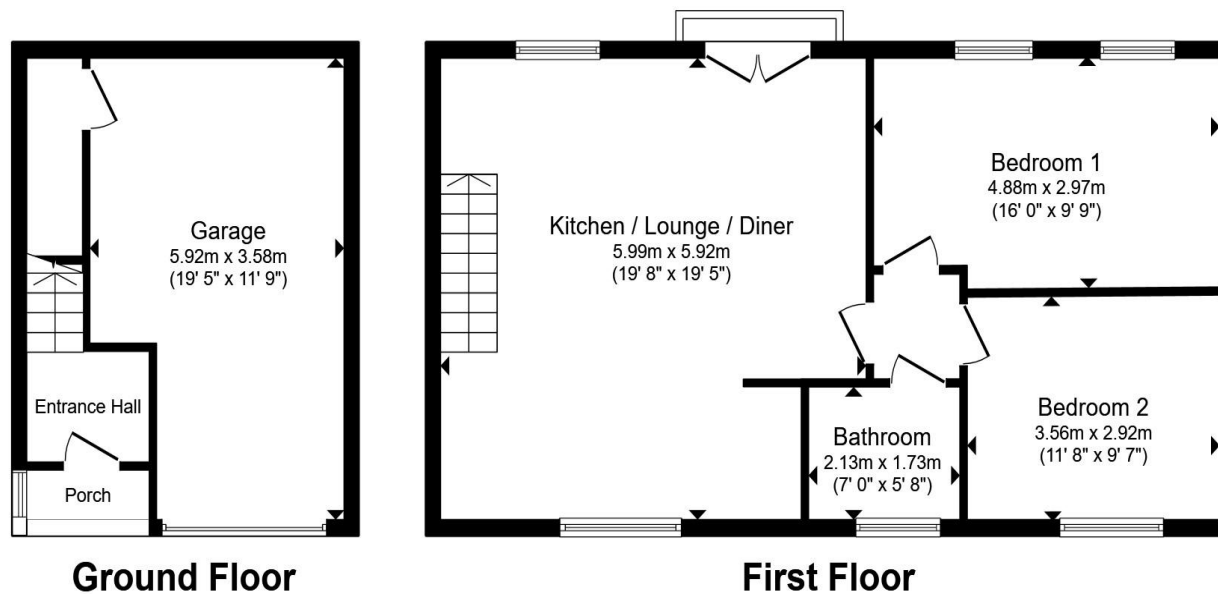
- Detached Coach House
- Open plan Kitchen/Dining/Family Room
- Garage & Driveway
- Family Bathroom
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: B

Council Tax Band: B

£240,000



Ground Floor

First Floor

Total floor area 90.0 m² (969 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:

TVT106212 - 0003

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