



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 spacious 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 store rooms. 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.

Auction

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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 bowl. 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, spot lights. 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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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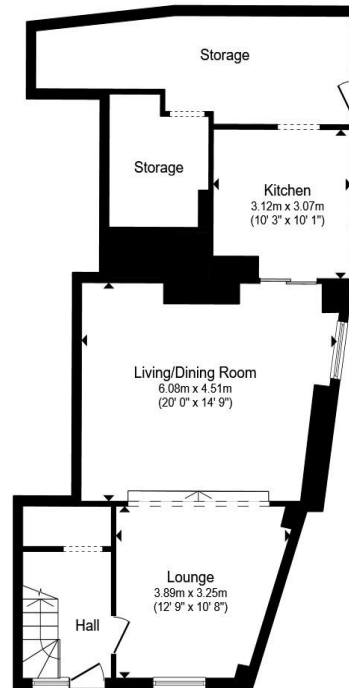
- Renovation Project
- Two Entrances
- Six Bedrooms
- For Sale by Public Auction unless sold prior
- NO ONWARD CHAIN

Tenure: Freehold

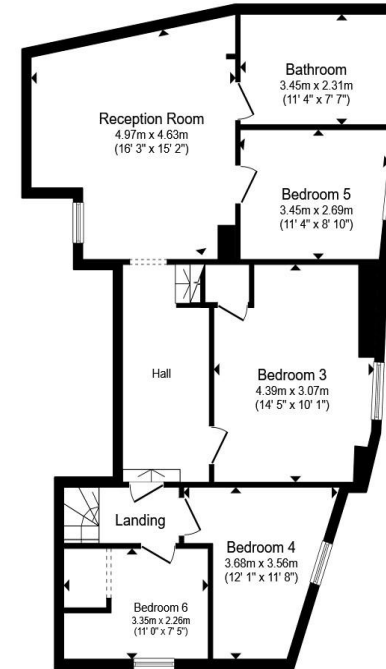
EPC Rating: C

Council Tax Band: B

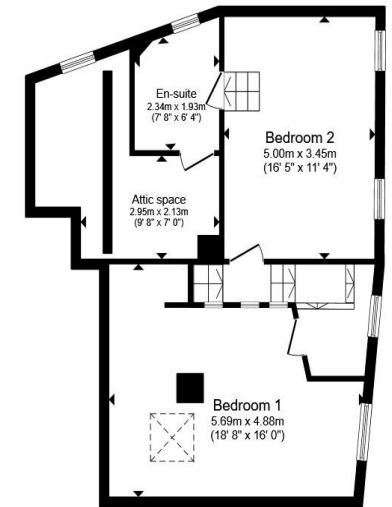
£160,000



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 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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