



Commercial Road, Uffculme, Cullompton, EX15 3EB

welcome to

Commercial Road, Uffculme Cullompton

Call Fox & Sons to arrange a viewing of this beautiful character cottage located in the village of Uffculme. Offering a fitted kitchen, characterful sitting/dining room with exposed beams. Three bedrooms & a family bathroom. Outside there is a surprisingly generous terraced garden with views.

A beautifully presented three bedroom cottage situated in the heart of Uffculme with character features. The ground floor features a sitting/dining room with exposed ceiling beams and a useful understairs storage. To the rear is the kitchen which is well equipped with a door leading to the rear enclosed garden. On the first floor are three bedrooms, two of which have built in storage. Completing the accommodation is a family bathroom.

A particular highlight of the property is the surprisingly large rear garden. Arranged over three terraces, there is a patio seating area, while the upper terraces provide lawned space with a garden shed. There is access to the front of the property and an outside power point. From the garden you can enjoy attractive views over the village rooftops and the hills beyond. There are a variety of fruit trees and shrubs.

The property enjoys a convenient position close to the centre of Uffculme, with its range of local amenities and the highly regarded Ofsted-rated Outstanding Uffculme School. Excellent transport links are available via the nearby M5, providing easy access to Exeter and Taunton. Surrounded by beautiful Mid Devon countryside and lying at the foot of the Blackdown Hills Area of Outstanding Natural Beauty, the village is perfectly placed for enjoying walking, cycling and a variety of outdoor pursuits.

Call Fox and Sons today to arrange your viewing.

Sitting Room

The lounge features two double-glazed windows to the front, with two radiators, an electric fireplace, door to the kitchen, exposed beams, stairs to the first floor, and an understairs cupboard.

Kitchen

Features a double-glazed window to the rear, with wall and base units, two radiators, and space for a cooker, washing machine, fridge/freezer, and a tumbledryer. Also has a wall hung boiler, a one and a half bowl sink and drainer, an extractor hood, spotlights, and a door to the garden. It is partially tiled.





Landing

The landing has doors to all rooms, with two steps up to the bathroom and bedroom three. It also has the loft hatch.

Bedroom One

Features a double-glazed window to the front, with a radiator and a built-in wardrobe.

Bedroom Two

Has a double-glazed window to the front and a radiator.

Bedroom Three

Has a double-glazed window to the rear, with a radiator and a built-in cupboard.

Bathroom

Has a double-glazed window to the rear, with a W.C, a wash hand basin, a bath with shower over, a radiator, a storage cupboard, and is partially tiled.



Rear Garden

There are ten steps up to the garden. It is a tiered garden laid to lawn, with a patio area for seating, an outside shed, an outside power point, and access to the front of the property.

Agents Note

Please note this property has a private right of way for neighbours to access the garden.

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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welcome to

Commercial Road, Uffculme Cullompton

- Three Bedrooms Cottage
- Lounge/Diner
- Kitchen
- Large Rear Gardens
- Exposed Beams & Wood Burner

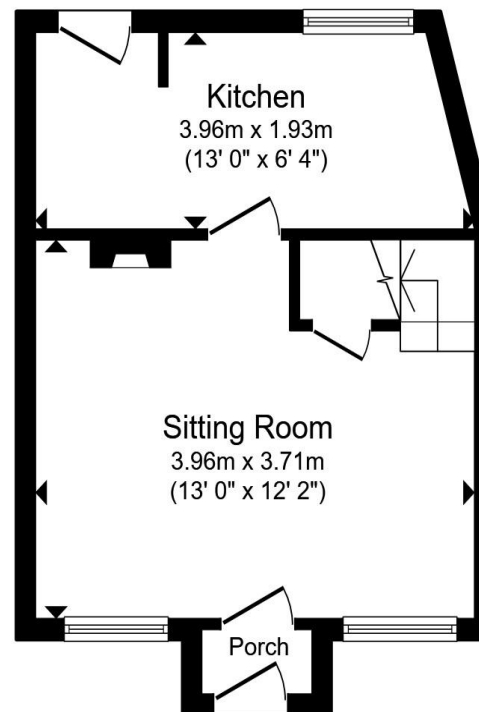
Tenure: Freehold

EPC Rating: D

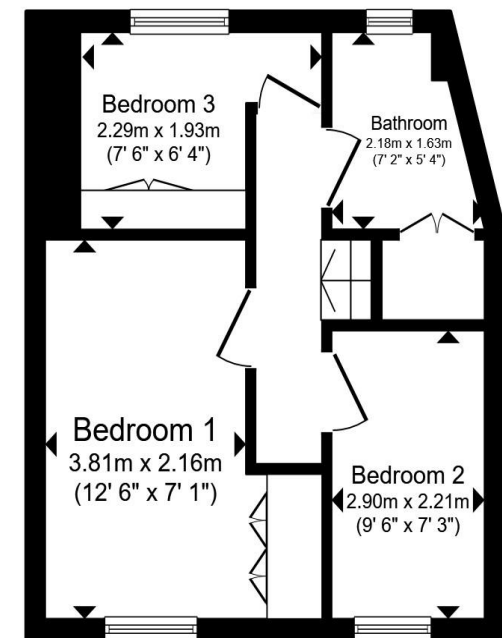
Council Tax Band: B

guide price

£240,000



Ground Floor



First Floor

Total floor area 54.0 m² (582 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:
TVT106344 - 0003

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