Guide Price £142,500

seddons

48 Highland Park, Uffculme, Cullompton, Devon, EX15 3DX

- Modern kitchen/dining room
- Spacious living room
- Two doubles & single bedroom
- Well landscaped rear garden
- Gas central heating & double glazed throughout
- Downstairs cloakroom & entrance hall
- Conservatory extension
- Modern family bathroom
- Two off road parking spaces
- Uffculme school catchment area

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

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48 Highland Park, Cullompton EX15 3DX

Watch the Seddons' Video Tour A 60% shared ownership 3 bedroom property with a conservatory extension and well landscaped rear garden. Two off road parking spaces. Restricted to first time buyers only with a local connection to the area.

3 | 1 | 1 | C | Council Tax Band: B

LongDescription

Downstairs there is a spacious entrance hall with cloakroom.
The kitchen/dining room is fitted with a good range of storage units with tiled effect vinyl flooring and space for a dining table or breakfast bar.
The living room to the rear offers a generous reception room with door through to a conservatory extension which overlooks the garden and is currently used as a family dining area.

Upstairs there are two double bedrooms and single bedroom with a modern family bathroom.

Outside is an enclosed rear garden with a raised decked patio with covered open shelter, ideal for outside entertaining with a storage shed adjacent and side access gate.

To the side of the property there are two allocated off road parking spaces.

Services: Mains electricity, gas, water, & drainage.
Council Tax: Band B - Mid Devon District Council.
Tenure: Leasehold
Share value: 60% shared ownership
Full market price: £237,500
Length of lease: 106 years
Monthly Rent: £180.76
Next rental Increase: April 2026
Service Charges to include buildings insurance £31.31pcm

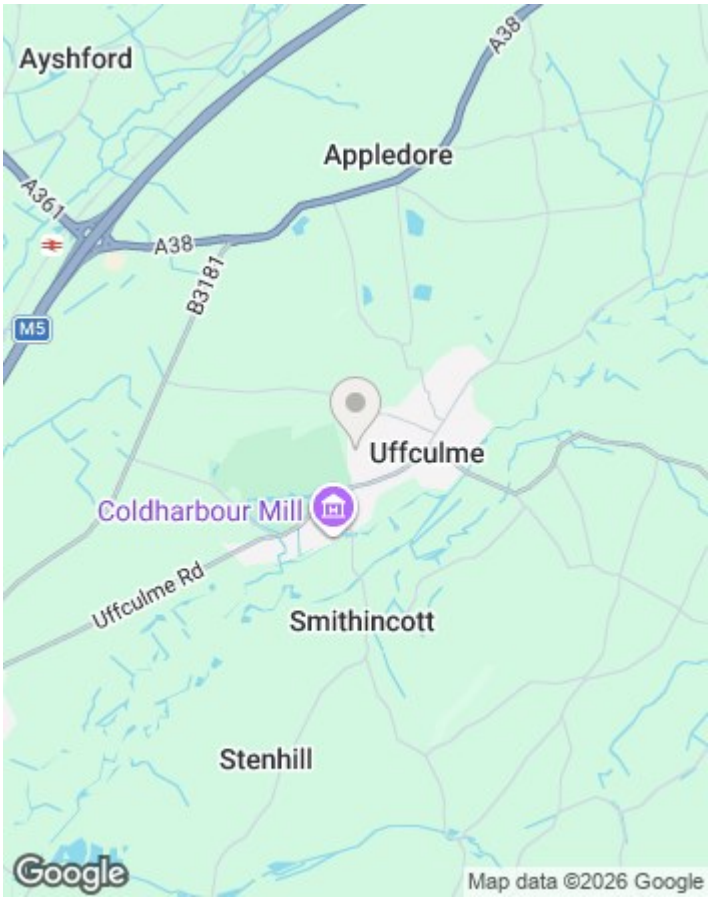
Buyer Requirements:
First time buyers only with a local connection to the area & able to meet the income requirements for the monthly rent. A local connection is classified as someone living or working in the area or who have close family living there (parents, siblings, children).
The property has restricted staircasing to ensure the property remains affordable for future generations of local buyers with only 80% ownership possible.

Highland Park lies a short walk from the centre of the popular village of Uffculme, with a good range of local amenities, including a popular primary school, and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. There is a local pub, mini-markets, doctors' surgery, veterinary practice, a large village hall and community playing fields. Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Via the motorway, Exeter and Taunton are within easy reach, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education.

The popular Tiverton Golf Course and Westcountry Golf Academy (WGA) Golf Course & Driving Range lie within easy reach, for the keen golfer and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Cullompton and Junction 28 of M5 c.5 miles
Junction 27 of M5 c. 2 miles
Exeter c. 17 miles
Taunton c. 20 miles
Tiverton c. 8 miles
Tiverton Parkway Station c. 2.5 miles

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.



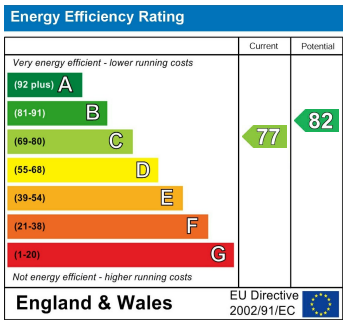
Directions

DIRECTIONS:

Viewings

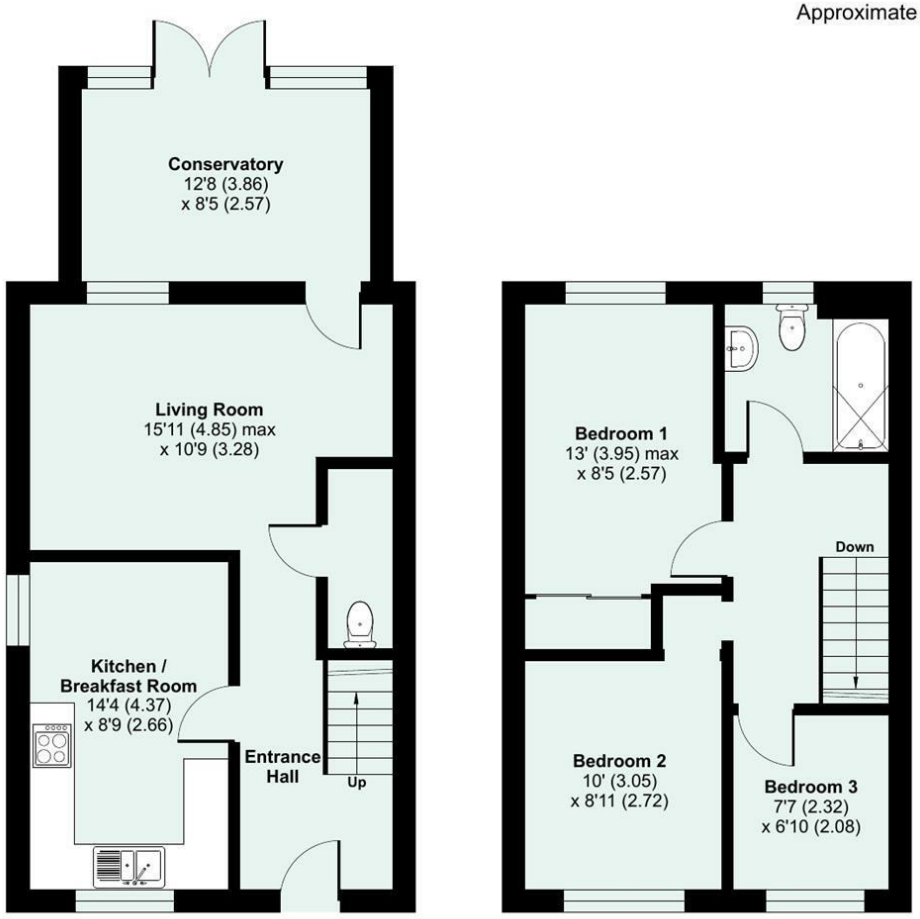
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 933 sq ft / 86.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seddon Estate Agents LLP. REF: 1398178

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Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.