



1 Prospect Place



STAGS

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Uffculme, Cullompton, EX15 3AF

M5 J27 & Tiverton Parkway 2.5 Miles | Tiverton 8 Miles | Exeter 17 Miles

A spacious and well presented early victorian house, with large gardens, open views and excellent village access.

- End Of Terrace Early Victorian House
- 2 Reception Rooms
- Large Gardens
- M5 J27/Tiverton Parkway 2.5 miles
- Council Tax Band D
- 4 Bedrooms
- Fitted Kitchen/Dining room
- Off Road Parking
- Excellent Village Amenities
- Freehold

Guide Price £550,000

DESCRIPTION

This fabulous early Victorian house is beautifully presented and provides light and spacious rooms with excellent views over the large gardens to the front and countryside beyond the village.

The accommodation features a spacious hall, modern fitted kitchen/ dining room, separate dining/ family room and sitting room opening to an adjoining office. A utility and shower room with WC is accessed from the kitchen. On the first floor are four bedrooms and a family bathroom. The outside features large lawn gardens, kitchen garden with greenhouse and drive with off road parking.

The property is located within a short walk of all the range of village facilities including a general store, church, village hall, public house and doctors' surgery. There is a popular primary school and renowned secondary school.

SERVICES

Mains electricity, water, gas & drainage. Gas Central Heating.

Ofcom predicted broadband services: Standard broadband is available.

Ofcom predicted mobile coverage: Internal – EE and O2. External – EE, Three (variable), O2 and Vodafone.

Local Authority: Mid Devon Council. Uffculme Conservation Area.

AGENTS NOTE

The property has a shared drive and pedestrian paths to the front, and garden access. The gardens are currently open plan with two neighbours.

DIRECTIONS

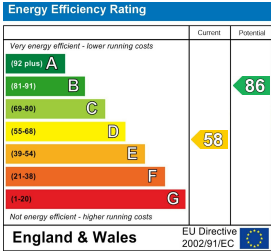
What3Words: ///land.blossom.trembles

Google Drop Pin: <https://maps.app.goo.gl/Y1WAqc9xS4ftTnNE8>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

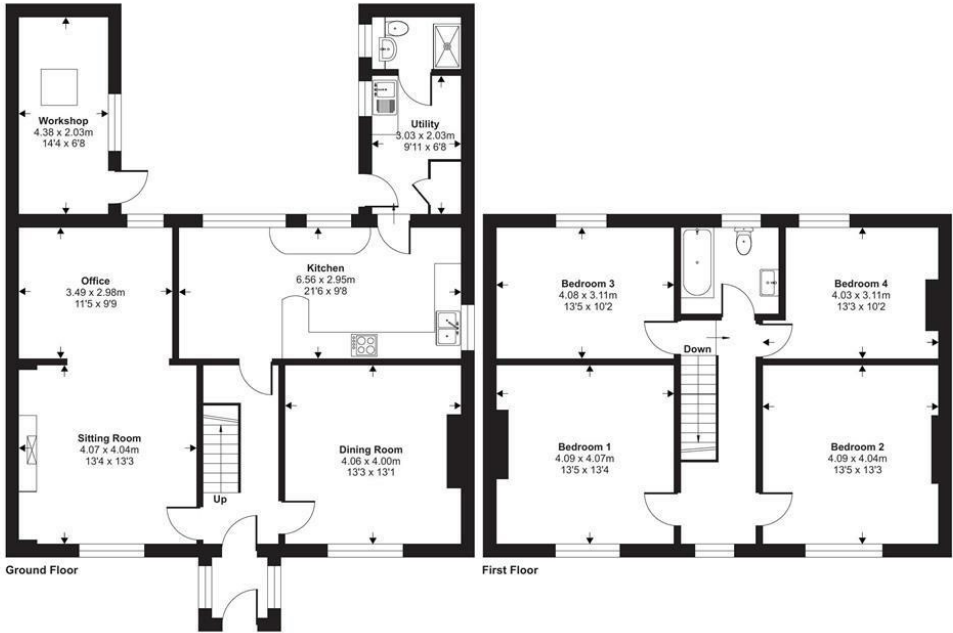


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Approximate Area = 1685 sq ft / 156.5 sq m
Outbuilding = 98 sq ft / 9.1 sq m
Total = 1783 sq ft / 165.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2026. Produced for Stags. REF: 1527113



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