

# 1 Prospect Place

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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













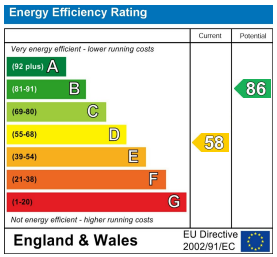






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