



**Greenacres**

Uplowman | Tiverton | Devon | EX16 7DW





A spacious detached bungalow with a private garden, and an integral double garage, located in this sought after village.

- No Onward Chain
- Very popular villages
- Spacious accommodation
- Kitchen breakfast room
- Dining room
- Sitting room
- Conservatory
- 3 bedrooms & 2 bathrooms
- Double garage
- Private garden

## Guide Price

£495,000

Tiverton **01884 253500**

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## The Property

Mid Devon is highly sought after for its rolling hills, rural feel yet with excellent access to road and rail networks for those looking to travel further afield from time to time. Easy access is also granted to the coastlines of North and South Devon whilst the Nation Parks of Exmoor and Dartmoor are also within easy reach.

Uplowman itself, is a sought-after little village, having a semi-rural feel and yet the motorway and train station are within a few minutes' drive, just under three miles away.

There are excellent educational facilities in the area; with a reputed primary school within walking distance, Blundells Independent School within 10 minutes' drive and also falling with the sought after Uffculme School catchment area.

This is a particularly spacious bungalow, as you can see from the floor plan, in all measuring just under 2000ft<sup>2</sup>.

A wide drive with plenty of parking leads to the double garage door. The front door opens into a spacious reception hall, with doors to all the rooms.

The three bedrooms are tucked away to one side of the bungalow, the master benefitting from built in wardrobes, a large en-suite bathroom that has a bath, separate shower cubicle, wash basin, toilet and bidet. The second and third bedrooms are also both double rooms both with built in wardrobes.

The living room was most likely originally two rooms, one being a dining room, off of which is a double glazed, uPVC conservatory. The Sitting room is particularly spacious, and combined with the adjoining dining area and conservatory,



makes for a great space for family gatherings.

The kitchen breakfast room has been comprehensively fitted with numerous cupboards and drawers, an electric oven and hob, dishwasher, and an integrated fridge. An adjoining utility room provides space and plumbing for a washing machine and tumble dryer and serves as a rear lobby with a door to the garden. From the hallway is a door to the integral double garage.

The property sits centrally within its plot, with a mature, private enclosed garden at the rear, a sweeping drive and easy to maintain garden at the front.

Uplowman is a lovely little parish about 4 miles Northeast of Tiverton. This idyllic village lies at the centre of the parish, with beautiful views of our Mid Devon rolling countryside. Tiverton Parkway Rail Station is only 4 miles away, as is the M5 motorway – making this perfect for those needing good road and rail connections or a convenient commute. The Grand Western canal is nearby.

There are so many activities and events happening in and around the village; annual flower shows, the annual Uplowman Show, 15th century Parish Church, access to the national cycle route, to name just a view. The Redwoods Inn is in the village and there is a lovely pub in nearby Sampford Peverell. The village hall is a wonderful addition to the village and is used for various sports clubs and meetings including the WI and parish council. The village also boasts a sports field and tennis court.







### Utilities:

Mains electricity and water and drainage. Oil fired boiler serving hot water and central heating.

### Council Tax:

Band E

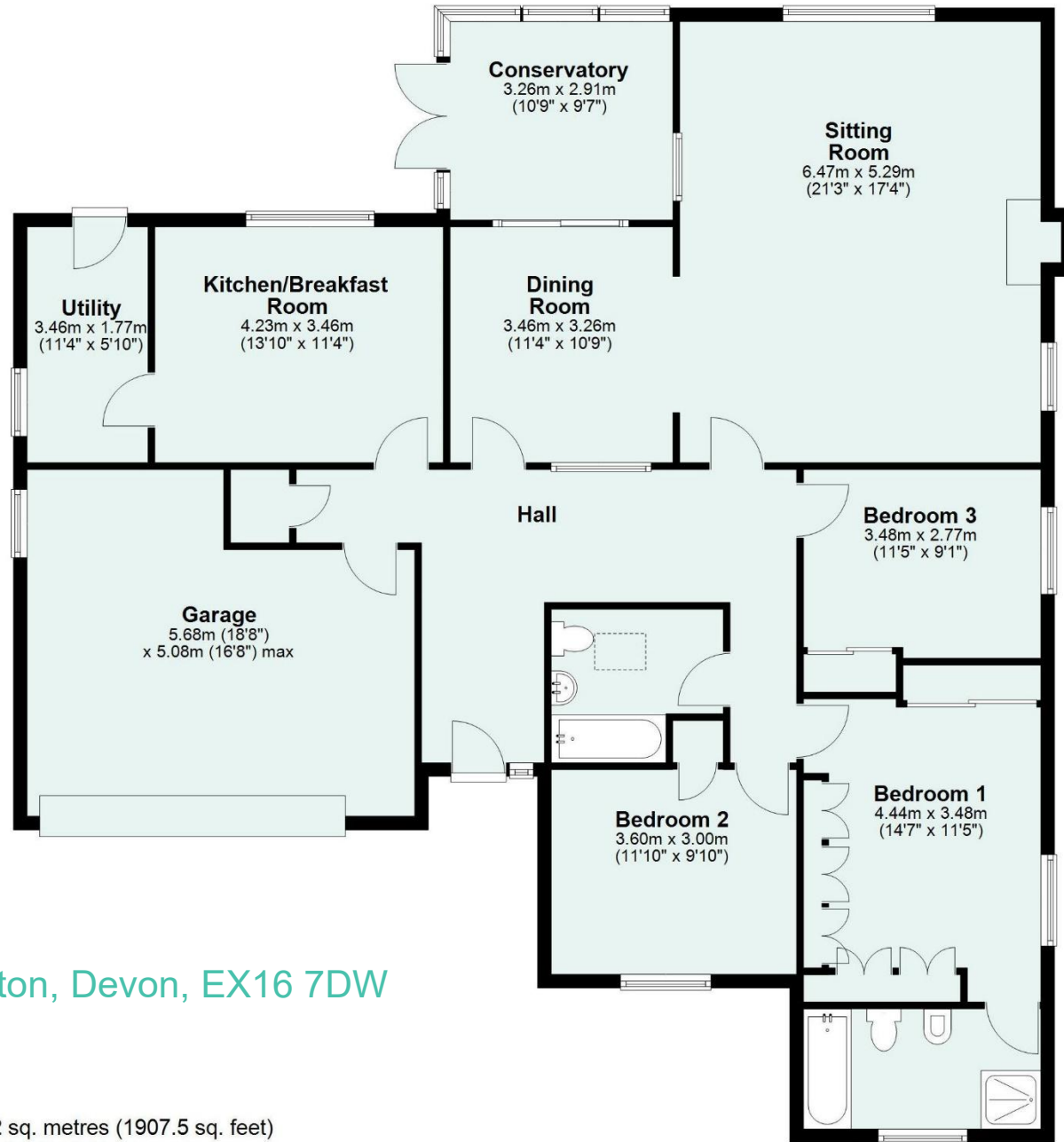
### Directions:

Come into Uplowman village from Tiverton and turn left just before the Redwoods Inn. Proceed along this road for a short distance and you will see Greenacres on your left.

From Junction 27 of the M5, take the A361 signed 'North Devon'. After about half a mile take the exit signed Sampford Peverell. Continue through the village and up the hill, at the top of which turn right signed Uplowman. At the junction turn left. In Uplowman, continue straight across the crossroads and as you start to drop down the hill, the property will be found on the left.

### EPC Rating (Energy Performance Certificate)

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         | 70        |
| (55-68)  | D |                         |           |
| (39-54)  | E | 42                      |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England, Scotland & Wales                          |   | EU Directive 2002/91/EC |           |



Greenacres, Uplowman, Tiverton, Devon, EX16 7DW

Total area: approx. 177.2 sq. metres (1907.5 sq. feet)  
The floor area includes outbuildings