

# 19 Coldharbour

Uffculme, Cullompton, EX15 3EE

**£255,000**  
Guide Price



2



1



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**EPC D**



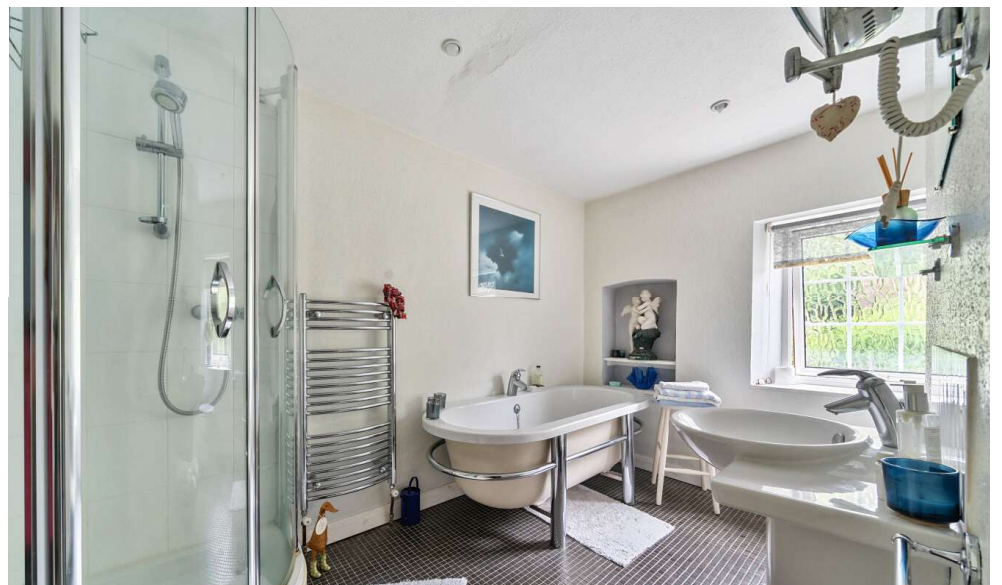


- Gorgeous tucked away character cottage
- Wonderful large mature gardens with summer house
- Stone & brick outbuildings for storage
- Living room with bay window & wood burning stove
- Fitted kitchen
- Double bedroom with open views
- Generous family bathroom
- Top floor double bedroom
- Driveway parking
- Sought after village position



**Would you like to have a look?**  
**Contact our Cullompton office**  
**01884 32100**  
**[cullompton@seddons.com](mailto:cullompton@seddons.com)**

A charming end terrace cottage with beautiful large gardens, stone outbuildings and off road parking. Situated in a tucked away peaceful position and fully modernised throughout.



## The Property

A beautiful character cottage in an idyllic setting with well presented accommodation which has been updated by the current owner with uPVC double glazing and gas central heating throughout.

There is a light and well proportioned living room to the front aspect with a bay window with views out over the gardens and fireplace with wood burning stove. To the rear is a well fitted kitchen and stairs to the first floor.

Upstairs offers a good double bedroom to the front aspect with fitted wardrobes and fabulous open views over the gardens with generous bathroom on the first floor and additional double bedroom on the top floor.

Outside offers stunning mature gardens, with area to the front and tucked away fabulous large garden area to the side with a summer house, which would comfortably accommodate a home office/cabin. At the end of the gardens there are several brick and stone built outbuildings for storage. Adjacent to the property is a gravelled driveway providing off road parking for 1/2 vehicles.

Agents Note: There is a pedestrian right of way through the front garden for neighbouring properties to access the rear if required.

The property is wonderfully situated, in a tranquil setting at the end of a tucked away lane at the top of Coldharbour. Uffculme, offers popular local amenities including a primary school and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. There is a local pub, 'The Ostler', a mini-market, 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.

## Utilities

Mains gas, electricity, water & drainage

**Tenure** Freehold

**Council Tax** Band B - Local Authority: Mid Devon District Council

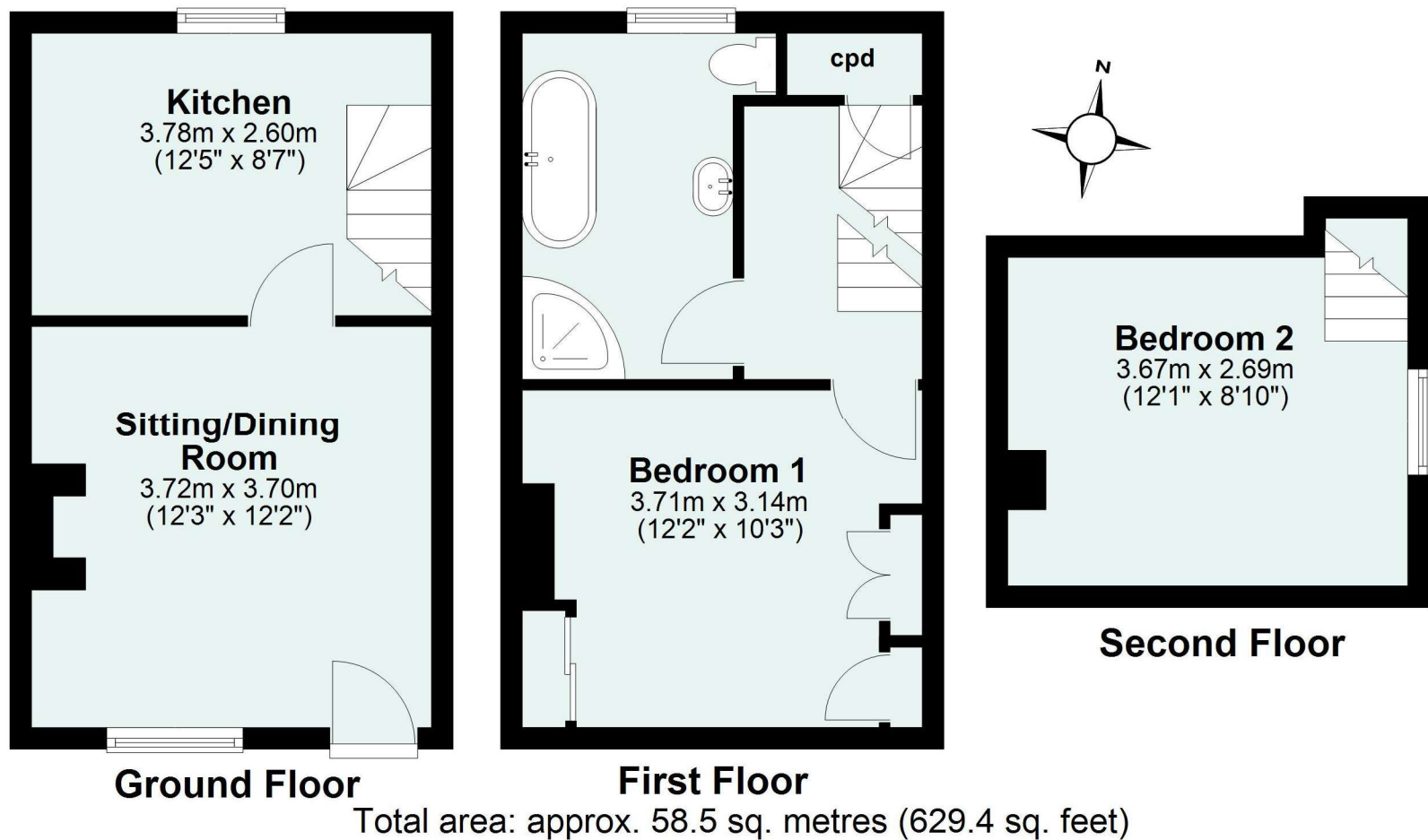
## Directions

At the top of Coldharbour proceed down the hill and on the left there is a row of cottages with driveway behind which leads to the parking for the property. To the front is a pathway along the front of the cottages leading to number 19 at the end.

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.

## Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

## Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure 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.