

10 Meadow View

Uffculme, Cullompton, EX15 3DS

£380,000

Guide Price



 4

 2

 1

EPC B







- Large kitchen with appliance plumbing
- Living Room
- Dining room with sliding patio doors
- Conservatory extension
- Downstairs cloakroom
- Two double bedrooms with built in wardrobes
- Two generous single bedrooms
- Family bathroom
- Integral single garage & driveway parking
- Gas central heating & double glazed throughout
- Large solar panel array with storage batteries
- Excellent Energy Performance Rating = B (86)



**Would you like to have a look?**

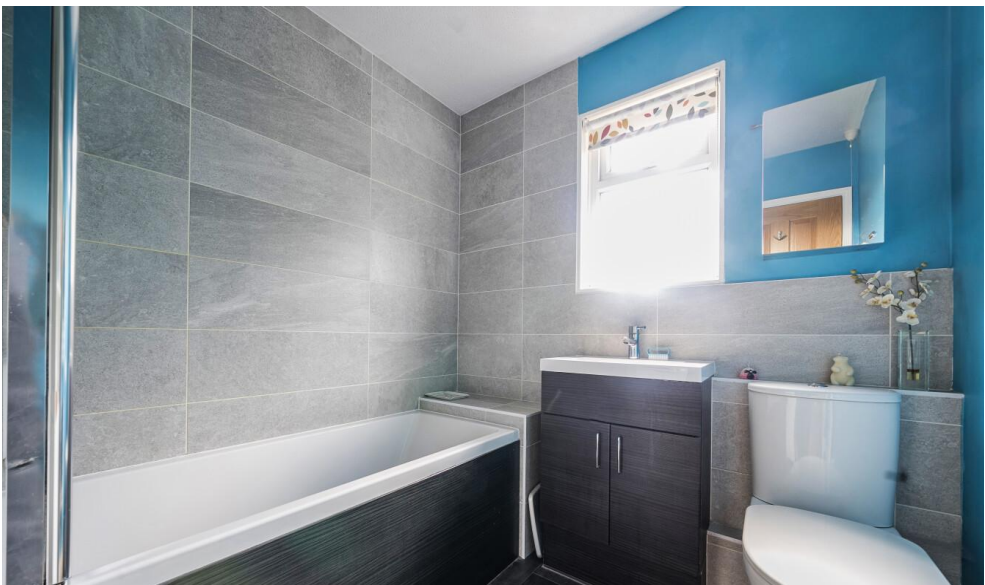
**Contact our Cullompton office**

**01884 32100**

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Situated in a quiet position this detached family home offers spacious accommodation within walking distance of the primary school and Uffculme secondary school, rated as outstanding by Ofsted.



The Property

This detached family home is situated in a peaceful cul-de-sac position, a stone's throw from Uffculme primary school on the edge of the village.

Downstairs the property offers generous accommodation with a well appointed kitchen/breakfast room with ample cupboards.

A door leads into a separate dining room with large sliding patio doors which give access into the conservatory which looks out over a private and enclosed garden.

The living room also has views over the garden and there is a hallway and downstairs cloakroom in addition.

Upstairs are four good sized bedrooms with a modern family bathroom.

Outside, to the rear is an attractive and maturely planted terraced garden with additional area of garden to the side with access gate and log store and attractive lawned front gardens. There is driveway parking and an integral single garage.

Meadow View lies on the edge of the village, a short walk from the centre 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, takeaway, library, village shop and post office, 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 education.

Utilities

Mains gas, electricity, water and drainage

Council Tax

Band D – Mid Devon District Council

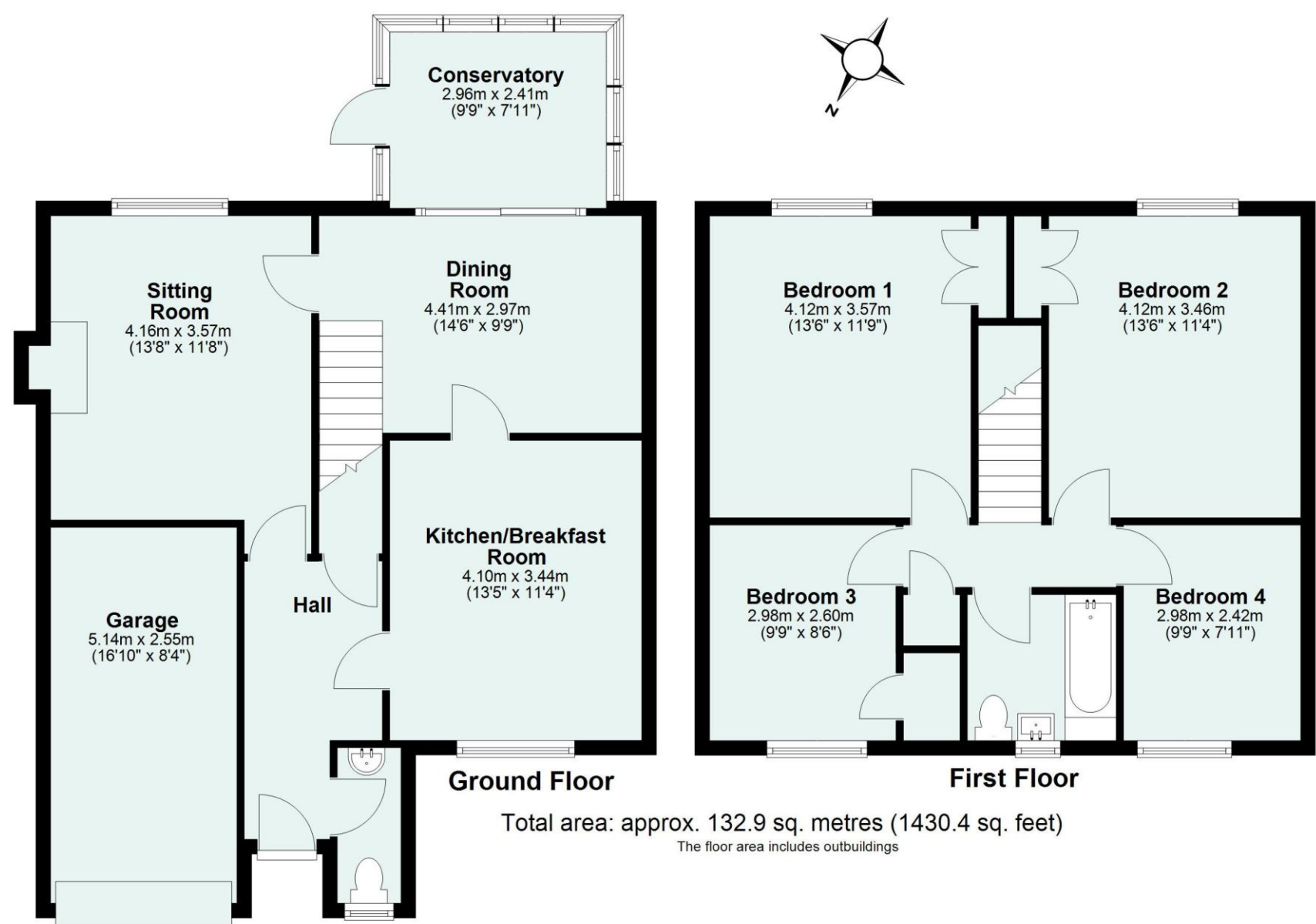
Tenure

Freehold

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)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

