



Uffculme, Cullompton, EX15 3BU

A beautiful three-bedroom, end terrace cottage based in the rural location of Uffculme.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Spring Cottage is a charming property located in Old Bridwell, within walking distance of Uffculme village centre.

Uffculme offers essential amenities such as local shop, post office, primary school and the highly desirable Uffculme secondary school. The M5 motorway and Tiverton Parkway are both a short drive away.

Spring Cottage is accessed via a spacious entrance hall, with windows to three sides, this space provides a great area to sit and relax whilst appreciating the surrounding area. Another door then leads you into the sitting room, with exposed beams and large fireplace, you really do get that cosy cottage feel. The kitchen/dining room has a good number of wall and base units, tiled floors, space for washing machine, dishwasher, and family size dining table. The cloakroom has a low-level WC, hand basin and radiator.

First Floor: -

Bedroom one is a good size double bedroom with dual aspect windows and fitted wardrobes, the ensuite has a shower unit, basin, and WC. Bedrooms two and three are both double bedrooms with fitted wardrobes. The family bathroom has a white freestanding roll top bath, shower cubicle, WC & hand basin.

Outside: -

A patio is to the front of the cottage, this then leads through to the enclosed garden, this is mainly laid to lawn with a low stone wall bordering. Located close to the cottage is a single garage, immediately outside the property is enough off-road parking for three/four cars.

Services: -

Mains electric, water, LPG central heating

Directions: -

what3words: - lands.overpaid.ratio

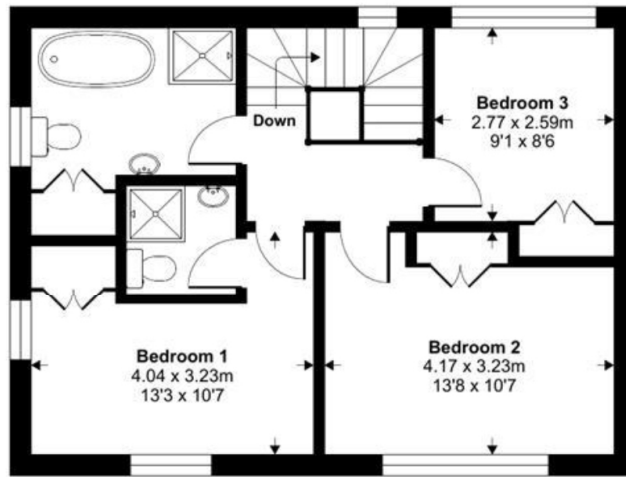
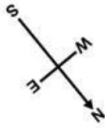


AT A GLANCE:

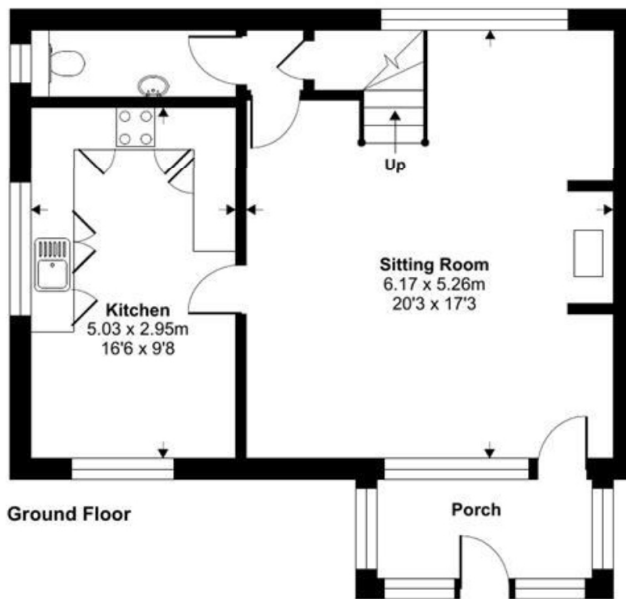
- Delightful Cottage
- Master bedroom with ensuite
- Two further bedrooms
- Uffculme School catchment area
- Enclosed garden
- Cloakroom
- Close to village centre

PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, water, LPG central heating



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk