



## Coldharbour, Cullompton, EX15 3EE

This very spacious two bedroomed cottage enjoys an edge of village setting, close to the historic Coldharbour Mill and River Culm. Warmed by gas fired central heating and with UPVC double glazing, the cottage boasts unusually large rooms, comprising a living room/dining room with fabulous brick fireplace, sitting room, breakfasting kitchen, two double bedrooms, huge bathroom with bath and separate walk-in shower and separate W.C. Outside, the gardens are surprisingly generous and offer a sitting area, in addition to sheds and greenhouse and vegetable garden with soft fruit. There is extensive, unlimited, on-street parking very close at hand. An inspection is absolutely essential to appreciate the size and character of this lovely village home.

**Asking Price £189,950**



#### Situation and Amenities

Enjoying a village edge location within about a quarter of a mile of the square with its Nisa convenience store, primary school and Ofsted rated "outstanding" Uffculme School. A more extensive range of High Street shops and supermarkets is to be found in the nearby town of Cullompton. The nearby M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. Uffculme nestles at the foot of the Blackdown Hills which are designated as an area of Outstanding Natural Beauty, whilst the surrounding countryside offers a wealth of country pursuits. The nearby River Culm with its lovely riverside walks runs through the village. The comparatively central Mid Devon location places the picturesque National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on  
01884 33333



#### Bullet Points

Remarkably spacious and characterful village cottage  
 Tranquil edge of village location  
 Kitchen/Breakfast Room  
 Living/Dining Room with impressive brick fireplace  
 Sitting Room  
 Two generous double Bedrooms  
 Large Bathroom with bath and walk-in shower  
 Separate W.C.  
 Excellent garden, mostly to vegetables and soft fruit  
 Assorted sheds and greenhouse  
 Nearby riverside walks  
 Gas central heating and UPVC double glazing  
 20 miles Exeter, 16 miles Taunton  
 Tiverton Parkway Railway Station 3.5 miles  
 EPC rating "D"  
 Council Tax Band "B"  
 Freehold  
 \*NO ONWARD CHAIN\*



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