



Chapel Hill, Cullompton, EX15 3AD

This charming village cottage is offered for sale with no onward chain and is situated within only a stones throw of the village square amenities and Uffculme School. An early viewing is strongly advised for those seeking a characterful first home or cosy cottage in an ever popular village location.

Asking Price £175,000

**Description**

This charming village cottage is offered for sale with no onward chain and is situated within only a stones throw of the village square amenities and Uffculme School. The convenient location is also ideal for those looking to utilise both the M5 and Tiverton Parkway Train Station for commuting. The ground floor accommodation comprises a shaker style kitchen with Aga, charming sitting room, conservatory and bathroom, whilst upstairs, two spacious double bedrooms are to be found, along with a further dressing room with limited head height. The gardens are an absolute delight, and take in a particularly private aspect, whilst enjoying some superb views over the village to distant countryside. An early viewing is strongly advised for those seeking a characterful first home or cosy cottage in an ever popular village location.

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

Charming character cottage
 Uffculme School catchment area
 Shaker style Kitchen
 Cosy Sitting Room
 Conservatory
 Downstairs Bathroom
 Two generous double Bedrooms, one with Dressing Room
 Lovely cottage gardens
 Electric heating and double glazing
 20 miles Exeter, 16 miles Taunton
 Tiverton Parkway Railway Station 4 miles
 EPC rating - G
 Council Tax Band "B"
 Freehold
 NO ONWARD CHAIN

On The Ground Floor

Part glazed timber front door to

Kitchen fitted in an extensive range of shaker style units comprising both wall and base mounted cupboards, laminate roll edge worktops with inset stainless steel single drainer sink, inset two burner halogen hob, turquoise blue gas fired Aga, stairs rising to first floor, airing cupboard housing hot water cylinder, space and plumbing for washing machine, space for under-counter fridge, space for under-counter freezer, tile effect flooring.

Conservatory a lovely bright additional room made from an in-fill part of the courtyard, French doors to rear garden, electric wall mounted fireplace, tiled flooring, an excellent dining space.

Sitting Room a charming, cosy room with outlook to the front, feature fireplace (currently not in use), Rear Lobby with door leading to

Bathroom fitted in white suite comprising close coupled W.C., pedestal basin, panelled bath, part tiled walls, tiled floor, wall mounted electric fan heater, radiator.



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