



, Cullompton,  
EX15 3DG

This gloriously located country bungalow nestles on the outskirts of the small hamlet of Smithincott, within a mile of the thriving Culm Valley village of Uffculme, with its village stores, primary school and hugely popular secondary school. This well maintained, traditionally built bungalow is warmed by mains gas fired central heating and benefits from both double glazing and solar panels, with the accommodation comprising three excellent bedrooms with one having an en-suite shower room, a generous sitting room, lovely country kitchen/dining room and family bathroom. Mature gardens surround the bungalow on all sides and provide the perfect backdrop, as well as the recreation area for the growing family.

**Asking Price £495,000**



**Situation and Amenities**

Nestling in a rural setting about half a mile from Uffculme Village with its Nisa Convenience Stores, primary school and highly regarded Uffculme Secondary School. A frequent bus service serves the nearby country town of Cullompton with its range of High Street shops, supermarkets, sports centre and modern library. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of Outstanding Natural Beauty. The M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. 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**

- Substantial detached country bungalow
- Edge of Smithincott hamlet setting
- Country views
- Convenient for Uffculme Village and sought after schooling
- Mains gas fired central heating
- Double glazing
- "L" Shaped Hallway
- Sitting Room
- Generous country Kitchen/Dining Room
- Principal Bedroom with large En-Suite Shower Room
- Two further Bedrooms
- Family Bathroom
- Garage
- Wonderful country gardens
- Photovoltaic array - generated approximately £1,900 2025/26
- 17 miles Exeter, 17 miles Taunton
- Tiverton Parkway Railway Station 4 miles
- EPC rating to be advised
- Council Tax Band "E"



11 High Street  
Cullompton  
Devon  
EX15 1AB  
T: 01884 33333  
After Hours: 07802 448363  
E: [enquiries@thornecarterandaspen.co.uk](mailto:enquiries@thornecarterandaspen.co.uk)

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