



**Eastfield
Orchard, Cullompton,
EX15 2AC**

Offered to the market with no onward chain is this spacious and comparatively modern, detached bungalow. Nestled in a mature cul-de-sac location on the outskirts of Uffculme Village, yet within easy reach of the village centre amenities and the M5 for commuting. The single storey accommodation comprises a kitchen/breakfast room with granite worktops, utility room, sitting room, conservatory, dining room/fourth bedroom, three further bedrooms, one en-suite and a recently re-fitted shower room. Outside, the property really comes into its own with ample driveway parking, a single garage and a beautifully landscaped and incredibly private rear garden. An early viewing of a rarely available and very spacious bungalow is strongly advised.

Asking Price £450,000



Situation and Amenities

Enjoying a peaceful village edge cul-de-sac location within about a quarter of a mile of the square with its Nisa Convenience and post office stores. The bungalow is also exceedingly well placed for easy access to the primary school and highly regarded Uffculme Secondary School. A more extensive range of shopping facilities is to be found in the nearby country town of Cullompton with its High Street shops, supermarkets, library, sports centre and motorway intersection providing rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. 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

- Spacious detached bungalow
- Popular edge of village location
- Gas central heating and double glazing
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room with open fire
- Conservatory
- Dining Room/Fourth Bedroom
- Principal Bedroom with wardrobes and En-Suite
- Two further Bedrooms
- Shower Room
- Driveway parking for two cars
- Single Garage
- Beautifully mature rear garden
- Summer House
- 20 miles Exeter, 16 miles Taunton
- Tiverton Parkway Railway Station 4 miles
- EPC rating "D"
- Council Tax Band "E"
- Freehold
- *NO ONWARD CHAIN*



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