



## 16 Trafalgar Court, Clay Lane

, Uffculme, EX15 3XL

**£750 PCM**



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### Situation and Amenities

Tucked away off Ashley Road within about 100 meters of the Village Square with its convenience store and frequent bus services to the nearby town of Cullompton and further afield to Exeter and Tiverton. The country town of Cullompton provides High Street shops, two supermarkets, library and M5 intersection, facilitating 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.

### Bullet Points

- Comprehensively renovated retirement flat
- Night storage heating
- Hall with storage
- Sitting/Dining Room
- Superb re-fitted Kitchen
- Bedroom
- Superb stylish re-fitted Shower Room
- 20 miles Exeter, 16 miles Taunton
- Tiverton Parkway Railway Station 4 miles
- EPC rating "C"
- Council Tax Band "A"
- Ground Rent & Service Charge Included In Rent

### On The First Floor

Heavily panelled door to

Hallway airing cupboard with hot water tank and slatted shelving, deep walk-in cloaks cupboard with hanging and shelving.

Lovely bright and airy Sitting Room enjoying outlook over communal front garden, night storage heater, wide archway to

Re-fitted Kitchen with extensive range of units comprising seven base cupboards, drawer pack, corner carousel unit, six wall cupboards, two glazed, freestanding Flavel electric cooker with ceramic hob, oven and grill, foldaway extractor hood over, spotlighting, freestanding fridge/freezer.

Double Bedroom again enjoying outlook over front garden towards The Old Brewery.

Large Shower Room recently refitted with stylish white suite comprising full width walk-in shower with hand spray and rain head, pedestal basin, close coupled W.C., electric chrome ladder-style towel rail/radiator, mirrored medicine cabinet, extractor.

### Outside

The residents are able to enjoy the well stocked and maintained communal gardens with herbaceous and perennial borders interspersed with paved seating areas around the outside of the property. Residents also enjoy use of the communal residents' lounge and laundry room as well as extensive residents' parking.

### Services

The Landlord has advised of the following, and it is advised to check all this information prior to viewing:-

Mains electricity, water and drainage

Current utility providers:

Electricity - EDF

Water and drainage - S.W. Water

Mobile coverage: EE, O2, Vodafone and Three networks currently showing as available at the property

Current internet speed showing at: Basic - 16 Mbps; Superfast - 80 Mbps; Ultrafast - 1000 Mbps

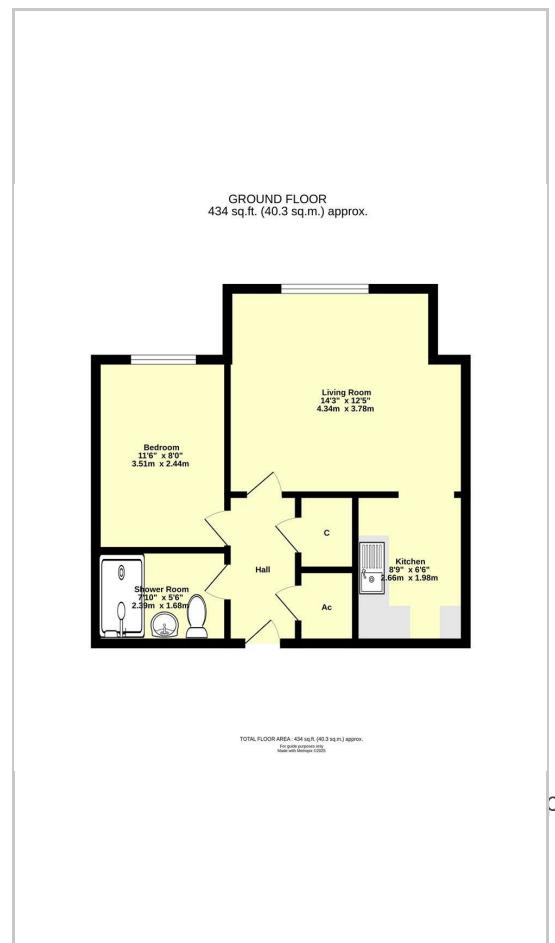
Telephone: Landline connected in the property

Satellite/Fibre TV availability: BT and Sky

### Area Map



### Floor Plans



### Energy Efficiency Graph

