

DOBBINS

gth

UFFCULME





Dobbins

Uffculme, Cullompton, Devon EX15 3DR

M5 (J27) & Tiverton Parkway 4 miles; Exeter 19 miles



1



3



2



103 sq m

A three bedroom mid-terrace converted barn situated within a select development to the edge of Uffculme village, offering spacious accommodation throughout, enclosed gardens, garage and parking

Freehold

Offers Over £425,000

DESCRIPTION

Enjoying a position to the edge of Uffculme, Dobbins was converted in 1996 to provide a well-presented three bedroom converted barn with spacious accommodation throughout, low-maintenance enclosed gardens, garage and driveway parking. Situated within a small development of converted barns, the property is ideally located to provide countryside living whilst within close distance of all local amenities of the village. The accommodation comprises;

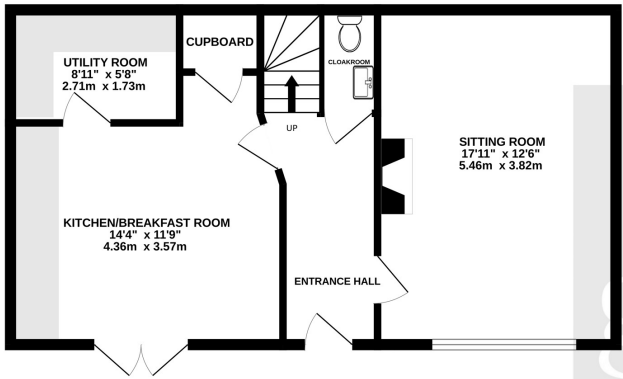
Front door into the **Entrance Hall** with space for coats and boots and stairs rising to the first floor. The **Cloakroom** is fitted with a hidden cistern WC and wash basin set within vanity unit. The **Sitting Room** is a large reception room with front aspect and central fireplace with inset woodburning stove on brick hearth. The **Kitchen/Breakfast Room** enjoys a rear aspect across the gardens and are fitted with a matching range of wall, base and drawer units with continuous work surface over incorporating sink unit. Integral appliances include electric oven with induction hob over and newly installed dishwasher. There is ample space for a large dining table and chairs, along with a useful understairs storage cupboard. The **Utility Room** is fitted with additional wall, base and drawer units and provides space and plumbing for a washing machine, tumble drier and house the oil-fired boiler.

From the Entrance Hall, stairs rise to the **first floor landing** with Velux window and large storage cupboard. **Bedroom 2** is a double bedroom with front Velux aspect and **En-Suite Shower Room** fitted with shower cubicle with inset shower, close coupled WC and wash basin. **Bedroom 3** is a large single bedroom - used by the current Vendors as a home office space with

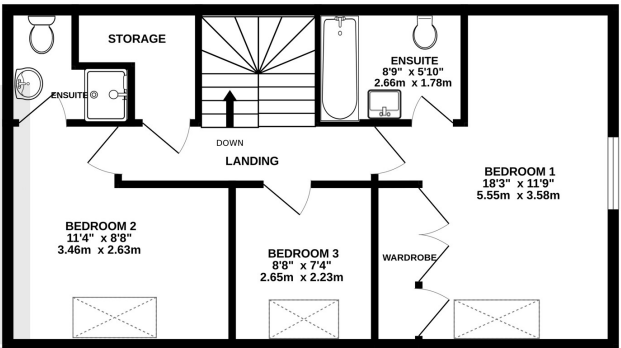


DOBBINS

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



FIRST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Velux window to the front. **Bedroom 1** is a spacious double bedroom with dual aspect and a range of built-in wardrobes. The **En-Suite Shower Room** is fitted with a modern suite comprising bath with mains shower over, hidden cistern WC and wash basin set within vanity unit.

OUTSIDE

Approached from the main village lane, a shared private driveway of 'Yondercott Farm' services a small number of properties and barn conversions within the development. The gravelled driveway provides 'Visitors Parking' and leads to the large single garage providing offroad parking for one car, with the drive providing space for an additional car. A gate provides access into the private enclosed gardens which are laid to astro turf with flower bed borders planted with a variety of small plants and shrubs. Paved pathways meander through the gardens leading to the front door and to the raised decking area, offering the ideal space for outdoor dining and entertaining.

SERVICES & OUTGOINGS

We understand that mains electricity and water are connected to the property. Oil-fired central heating. Drainage to a private shared sewage treatment plant.

Council Tax: Band E - Mid Devon District Council.

Maintenance/Service Charges: The property is subject to an annual management fee of about £900, to cover maintenance and upkeep on the communal areas, insurances and sewerage treatment plant. Dobbins owns a 1/7th share of the Yondercott Farm Management Company.

SITUATION

The property occupies an edge of village location, with Uffculme providing a good range of local facilities including primary healthcare and schooling with the latter providing excellent secondary schooling via its renowned local authority school. The larger towns of Cullompton, Tiverton and Wellington are within convenient reach and provide an extensive range of commercial, educational and recreational facilities. The property lies approximately equidistant between Taunton and Exeter with both centres providing the range of facilities befitting those of county and regional centres. Mainline rail connections are available at Tiverton Parkway which lies a short distance to the north of the property.

DIRECTIONS

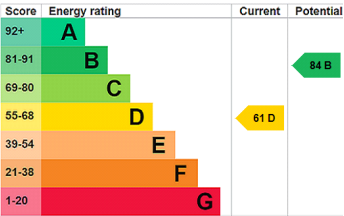
What3words:///goodness.rebounded.afford

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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