



3 Ivy Cottages



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Uffculme Road, Craddock, Cullompton, EX15 3NX

M5 (J27) & Tiverton Parkway 3 Miles | Wellington 8 Miles | Tiverton 11 Miles

An immaculately presented three-bedroom home, set in approximately 1.33 acres located within Uffculme School catchment.

- Three Bedroom Home
- Modern Garage/Workshop
- Beautifully Presented
- Stunning Views
- Council Tax Band D
- In all 1.33 Acres
- Separate Office Space
- Private Sweeping Driveway
- Uffculme School Catchment
- Freehold

Guide Price £625,000

DESCRIPTION

Craddock is a small hamlet less than 2 miles from the popular village of Uffculme, just outside the Blackdown Hills AONB, with good links to the M5 and A38. Suitable for commuting to Taunton & Exeter. The nearest railway station is at Junction 27 of the M5 (Tiverton Parkway) which is 3 miles distant. The popular town of Wellington is around 8 miles distant with a good range of shops and services. There is also excellent walking, riding and cycling from the property, on the River Culm and surrounding woodland. The property is ideally located close to local schools including Uffculme School along with both Blundells and Wellington which offer discount for local pupils.

3 Ivy Cottages is a beautifully presented three-bedroom home set in a fantastic plot, in all 1.33 acres, the property consists of a modern kitchen, large sitting room/dining room on the ground floor, with three bedrooms and a newly fitted family bathroom upstairs.

The property benefits from stunning views across the surrounding countryside. A large outbuilding serves as a double garage/workshop with a separate space partitioned as an office or additional accommodation, with ample space for a gym, classic car storage or work space, this makes for a superb addition. The grounds consist of a large paddock, which would serve as a great smallholding, kitchen garden and an array of other uses, along with an orchard, vegetable patch and a sweeping driveway and ample parking.

SERVICES

Mains electricity and water. Private drainage via septic tank. Biomass boiler. Ground floor underfloor heating and in the office.

Ofcom predicted broadband services – Standard & Superfast broadband available.

Ofcom predicted mobile coverage: Internal - Vodafone (variable) & EE. External - O2, EE, Three, and Vodafone.

Local Authority: Mid Devon Council.

DIRECTIONS

What3Words: [///supplier.guideline.curly](https://www.what3words.com/supplier.guideline.curly)

Google Drop Pin: <https://maps.app.goo.gl/pHjwTPZ734h2P1Nk8>





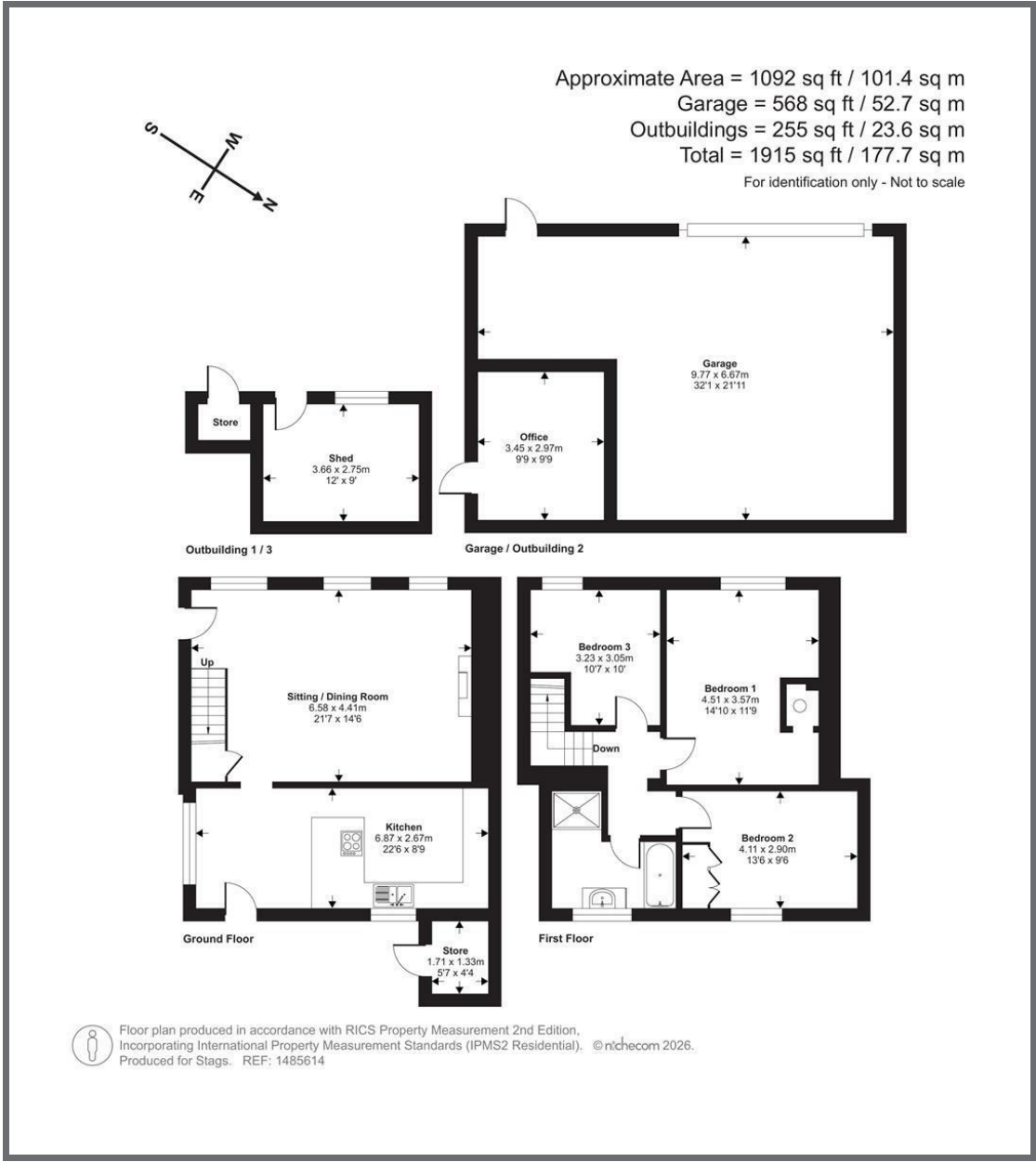
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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