Guide Price £335,000

seddons

6 College Court, Uffculme, Cullompton, Devon, EX15 3EQ

- Living room with inglenook fireplace & electric fire
- Generous kitchen/dining room
- Two spacious double bedrooms with built in wardrobes
- Outbuilding attached to the house
- Generous mature lawned gardens to the side & rear
- Separate dining room/downstairs bedroom
- Lean-to utility/boot room with WC & entrance lobby
- Family bathroom
- Electric heating & uPVC double glazing
- Driveway parking for several vehicles

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

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6 College Court, Cullompton EX15 3EQ

Watch the Seddons' Video Tour Situated on a large secluded plot within the centre of Uffculme, this character cottage offer great potential to extend and enhance further. With generous lawned gardens to the side and rear with outbuildings attached and large driveway. No onward chain.

2 | 1 | 2 | G | Council Tax Band: C

LongDescription

The property provides a spacious 2/3 bedroom detached cottage in a tucked away position with the opportunity to extend or convert the outbuildings (subject to planning consent) to provide a characterful detached home on a generous plot.

The property is full of historic features with exposed timber beams, exposed stone & brick walls and an inglenook fireplace in the main sitting room.
There is a spacious kitchen, which would benefit from being updated and features exposed brick and timber walls with beams and a gas Rayburn installed.

Downstairs there is a dining room, which could be used as an additional bedroom if desired with an outbuilding adjacent, providing potential for additional accommodation (subject to necessary consents).

Upstairs there are two spacious double bedrooms, both with built in wardrobes and a family bathroom.

At the front there is a very spacious lean-to utility room with downstairs cloakroom and front entrance lobby.

Outside at the front a gravelled driveway provides parking for multiple vehicles.
There are two areas of garden separated by hedging, to the side and rear, both providing mature level lawned gardens with mature shrubs and trees.

Services: Mains electricity, water, and drainage with gas connected.
Tenure: Freehold
Council Tax: C

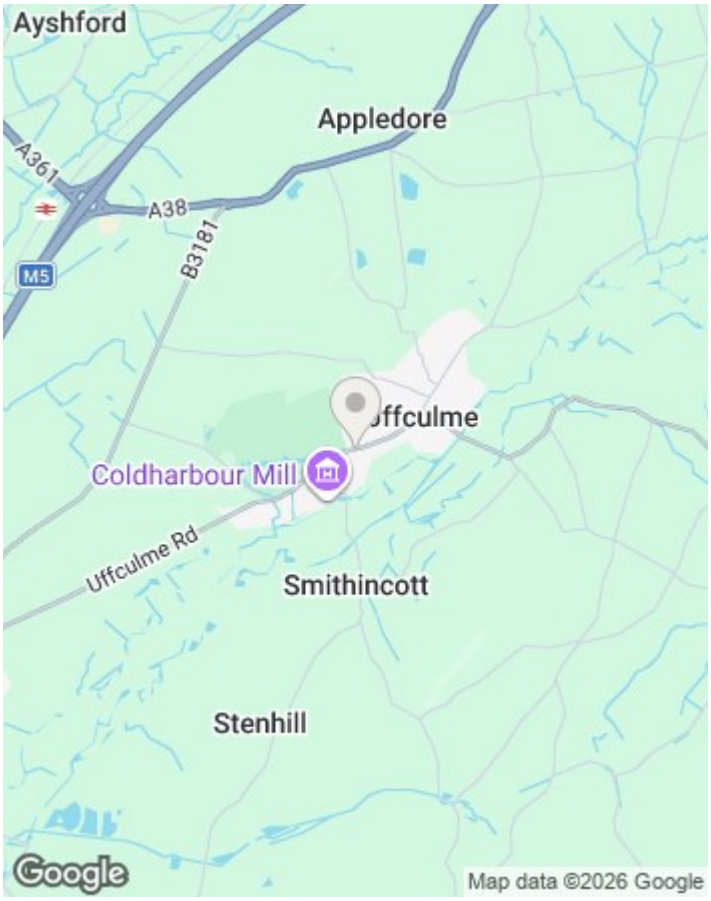
Local Authority: Mid Devon District Council

The property is situated in a very private position, tucked away down a private drive, a short walk from the village centre, with a good range of local amenities, including a popular primary school, and the renowned secondary school, Uffculme School, Ofsted rated 'Good' or 'Outstanding' in all areas. There is a local pub, mini market, a doctors' surgery, veterinary practice, a large village hall and community playing fields. Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Via the motorway, Exeter and Taunton are within easy reach, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway train station is 10 minutes away and offers a fast service into London and Bristol. Tiverton Parkway train station is 10 minutes away and offers a fast service into London and Bristol.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9 hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Cullompton and Junction 28 of M5 c.5 miles
Junction 27 of M5 c. 2 miles
Exeter c. 17 miles
Taunton c. 20 miles
Tiverton c. 8 miles
Tiverton Parkway Station c. 2.5 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



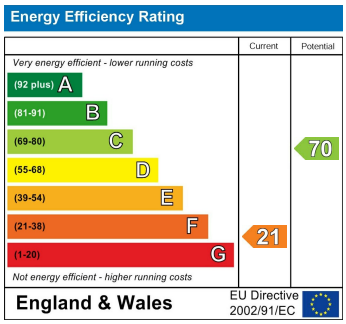
Directions

DIRECTIONS:

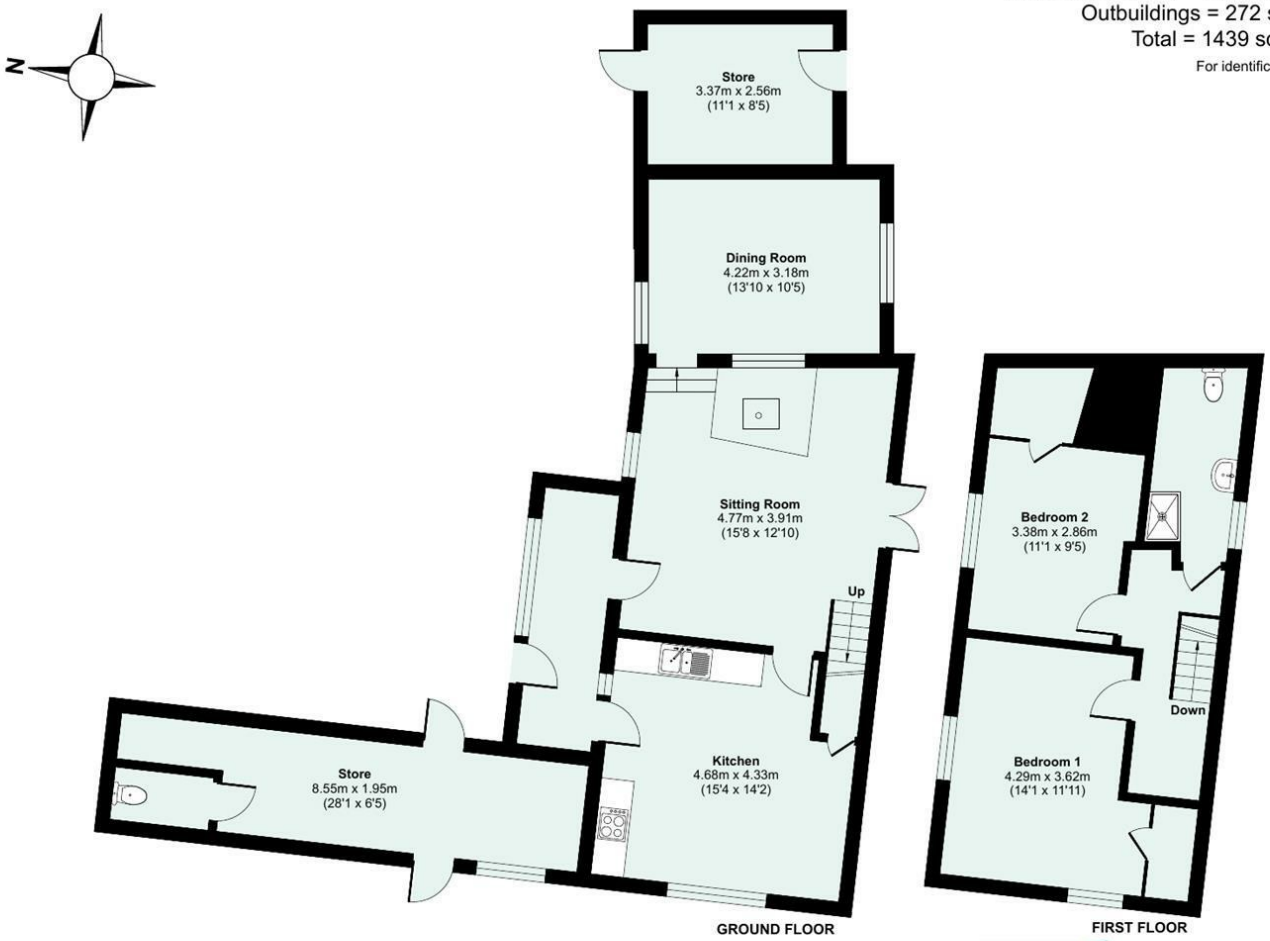
Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 1167 sq ft / 108.4 sq m
Outbuildings = 272 sq ft / 25.2 sq m
Total = 1439 sq ft / 133.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1373387

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