



**1 Manor Close, Uffculme, Cullompton EX15 3DT**  
**£300,000**

**GIBBINS RICHARDS**   
Making home moves happen

A fantastic link detached bungalow located in a quiet cul-de-sac overlooking fields in this ever popular Devon border village. The property comes with three good size bedrooms, a lovely kitchen/breakfast room, sitting room, enclosed rear garden, garage and parking.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

The property forms part of a cul-de-sac of a small number of properties which all overlook a neighbouring field. On entering the entrance hall, there is a separate wc, three bedrooms and a large sitting room, there is also a good sized and re-fitted kitchen/breakfast room and a re-fitted bathroom. The attached garage has a pedestrian door at the rear and there is an enclosed rear garden on two levels. The property benefits from gas central heating and double glazing. Offered to the market with no onward chain. Uffculme offers excellent facilities including a village shop, pub, highly regarded secondary school, community hall and the whole village is augmented by the picturesque river Culm, which runs through the village and provides an abundance of lovely walks.

LINKED DETACHED BUNGALOW  
CUL-DE-SAC POSITION  
THREE BEDROOMS  
EXCELLENT CONDITION THROUGHOUT  
POPULAR VILLAGE LOCATION  
NO ONWARD CHAIN  
GAS CENTRAL HEATING  
DOUBLE GLAZING THROUGHOUT  
VIEWING HIGHLY RECOMMENDED







Entrance Hall

Cloakroom

Bedroom 1 14' 11" x 10' 7" (4.54m x 3.22m)

Bedroom 2 9' 9" x 9' 1" (2.97m x 2.77m)

Bedroom 3 11' 8" x 7' 1" (3.55m x 2.16m)

Sitting Room 17' 2" x 8' 11" (5.23m x 2.72m)

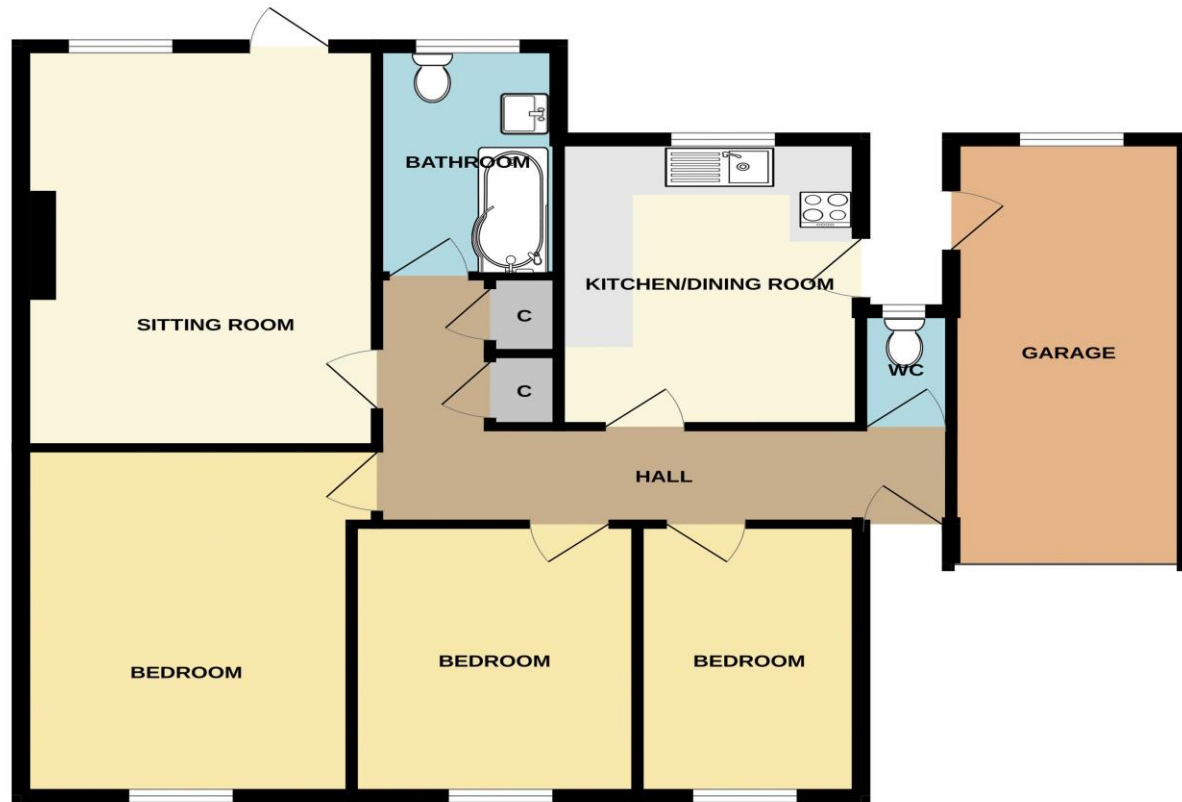
Kitchen/  
Breakfast Room 16' 1" x 9' 3" (4.90m x 2.82m)

Bathroom 9' 9" x 5' 9" (2.97m x 1.75m)

Outside Driveway leading to the garage 18' 0" x 7' 8" (5.48m x 2.34m). Enclosed garden to the rear.



GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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