



Meadow View, Uffculme, EX15 3DS

Located in the sought-after village of Uffculme, this delightful four-bedroom detached house offers comfortable family living with convenient access to the local countryside and amenities.

Winkworth

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DESCRIPTION:

This beautiful four-bedroom property in Uffculme offers a spacious and comfortable home in a peaceful setting, perfect for families or those looking to enjoy the charm of countryside living. The exterior showcases a classic design with clean lines, complemented by a convenient attached garage and driveway that provide ample parking.

Inside, the ground floor boasts a well-appointed separate dining room, ideal for family meals or entertaining guests in style. The modern kitchen features high-quality fittings and integrated appliances, making it a joy for any cooking enthusiast, with easy access to the dining area for seamless meal prep and serving. The living room is a highlight of the home, featuring a cosy gas fire that creates a warm and inviting atmosphere perfect for relaxation and family gatherings.

Upstairs, the master bedroom serves as a true retreat with an ensuite shower room and tranquil views over the surrounding fields. Three additional bedrooms offer ample space for family members, guests, or even a home office, and each room is designed to maximise comfort and natural light. A family bathroom on this level ensures convenience for everyone.

With its blend of traditional style and modern amenities, this property provides a comfortable layout, scenic views, and an abundance of natural light throughout, making it an ideal family home in the charming and welcoming community of Uffculme.

OUTSIDE:

The gardens are a perfect balance of ample space and easy maintenance, featuring a unique large veranda extending from the kitchen. This versatile outdoor area offers refreshing shade in the summer and excellent cover in the winter, making it ideal for year-round enjoyment.

Council Tax: Band D - Mid Devon

Services - Main Gas, Electric and Water

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 12.11) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 12.11)

Tenure: Freehold

Directions:- Using the what3words app, search:-

///busy.briefing.dunk



AT A GLANCE:

- Detached four-bedroom family home
- Spacious open-plan kitchen/dining area
- Enclosed rear garden
- Integrated single garage and driveway
- Located in Uffculme School catchment area
- Easy access to M5 and Tiverton Parkway station
- Master Bedroom with Ensuite

PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.

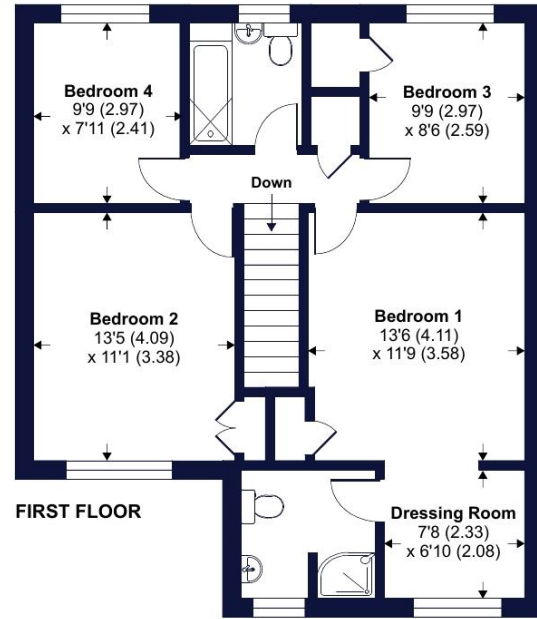
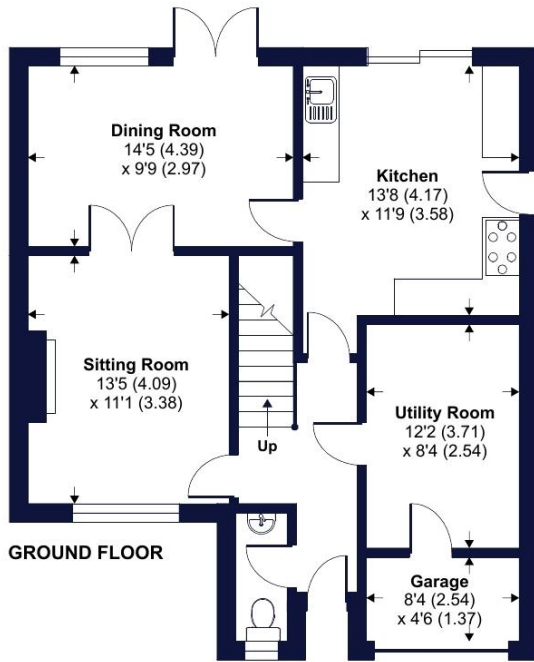
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Approximate Area = 1457 sq ft / 135.4 sq m

Garage = 38 sq ft / 3.5 sq m

Total = 1495 sq ft / 138.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1214149

Winkworth

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	100
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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