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The Old Farmhouse, 8 Old Bridwell
Uffculme, EX15 3BU

A charming and well presented property with character features.

Tiverton 4 miles - M5 motorway (J27)/Train Station 2 miles - Cullompton 4 miles

• 3 Bedrooms • 2 Bathrooms • Spacious Sitting Room • Dining Room •
Kitchen • Rear Garden • Garage • No Onward Chain •

Guide price £330,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

The property is situated close to Uffculme. Within the village there are a good range of local amenities including post office, general store, church, village hall, public houses and doctors' surgery. There is a popular primary school and renowned secondary school. Excellent private schools are within easy reach at Wellington, Tiverton, Exeter and Taunton.

Communications are excellent - the M5 motorway being two miles from Uffculme and Tiverton Parkway Railway Station is just two miles distance providing a fast mainline service to The Midlands and London Paddington.

Exeter and Bristol airports have comprehensive international schedules.

DESCRIPTION

This was the original farmhouse when Old Bridwell was part of the Bridwell Park Estate and is approximately 400 years old. It is a well appointed property comprising 3 bedrooms, master en-suite bathroom and family bathroom on the first floor. On the ground floor there is a spacious sitting room with inglenook fireplace and character features, separate dining room with exposed beams, kitchen and cloakroom. Outside, the rear garden is mainly paved with raised flower borders. There is a garage and parking for four cars.

The property is offered with no onward chain and an internal inspection is recommended. The property is an ideal buy to let opportunity as well as a family home. The majority of the contents are also available by separate negotiation.

ACCOMMODATION

Part glazed front door to:

ENTRANCE PORCH

Leaded glass window. Door to:

SITTING ROOM

Large inglenook fireplace with exposed stonework and stone hearth with bressumer beams and mantel over with multi-fuel inset log burner. Two radiators. Leaded window to front and side. Part glazed door to garden. Doors to all rooms.

KITCHEN

Wall and base units with laminate work surfaces, stainless steel 1½ bowl sink unit. Plumbing for dish washer. Oven with gas hob and extractor over. Tiled splash backs. Radiator. Leaded window to rear. Floor mounted boiler.

DINING ROOM

Two leaded windows to front and side. Two radiators. Bressumer beams. Wooden flooring. Exposed beams.



CLOAKROOM

Low level WC, wall mounted wash hand basin, tiled walls and extractor.

LANDING

Spacious landing with window to side. Radiator. Doors to all rooms.

BEDROOM 1

A large double room with built-in wardrobe, two radiators and exposed beams. Two leaded windows to side. Door to:

EN-SUITE BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled walls, radiator, shaver point. Airing cupboard with tank. Leaded window to rear.

BEDROOM 2

Leaded window to side. Built-in wardrobe. Radiator. Door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, bidet, low level WC, radiator, tiled splash backs. Leaded window to side.

BEDROOM 3

Leaded window to rear. Built-in wardrobes. Radiator.

GARAGE

Up-and-over door. Power and light. Plumbing for washing machine.

OUTSIDE

To the front of the house is a well stocked garden with perennial plants and parking for 4 cars. To the rear it enjoys a sunny aspect with a patio area, a raised area with shrubs and an area of lawn. Steps lead to the top of the garden. There is a gate to the side and an outside tap. There is also a shared walled garden that all of the Old Bridwell residents can enjoy and a communal paddock behind the walled garden.

VIEWING

Strictly by appointment through the agents, Stags, on 01884 235705.

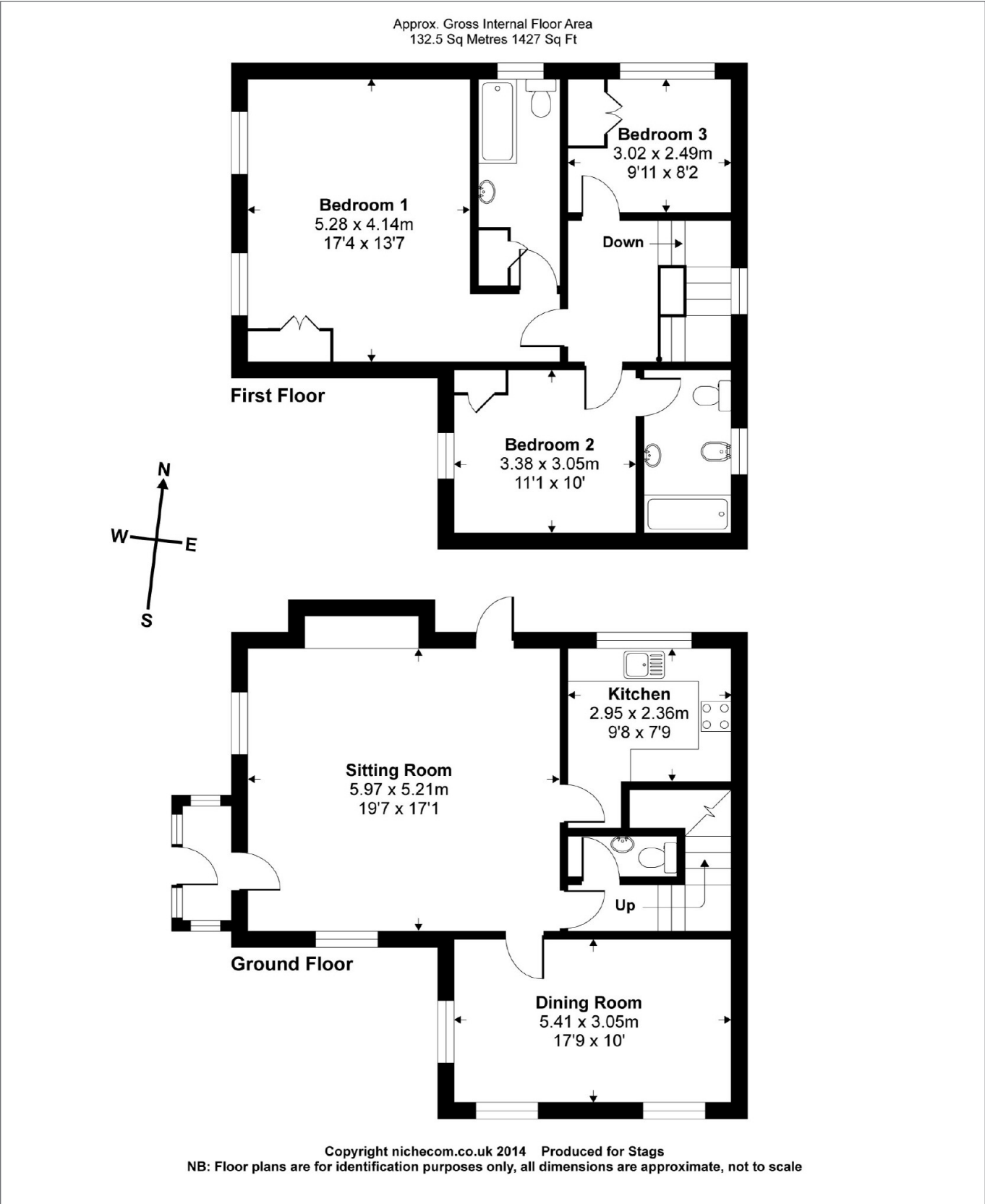
DIRECTIONS

At junction 27 of the M5 motorway take the A38 exit off the roundabout signposted to Uffculme and Wellington. Proceed past the Waterloo Cross Inn and at the mini roundabout turn right signposted Uffculme. Take the second turning into Uffculme. Proceed along this road where Old Bridwell will be found on the left hand side.

SERVICES

Mains electricity and water. Private shared drainage. LPG gas central heating.





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