£1,700

seddons

30 Willow Drive, Uffculme, Devon, EX15 3FR

- Detached family home on the edge of Uffculme
- Generous sized enclosed garden
- Lounge and study
- 3 further double bedrooms and a family bathroom
- Mains gas, electric, water and drainage.
- Garage and driveway
- Spacious kitchen dining room
- Main bedroom with en suite shower room
- Rent £1,700 pcm, deposit £1,960.
- Council Tax Band E

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

The Property Ombudsman

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30 Willow Drive, Uffculme EX15 3FR

Well placed on a sought-after new development in the popular village of Uffculme, this immaculately presented house offers spacious accommodation and a garage. EPC: B

4 2 2 B Council Tax Band: E

LongDescription

This detached property is beautifully finished and set in a peaceful position within a cul-de-sac on a prestigious new development on the edge of Uffculme.
You enter the house into an impressive entrance hall with a central staircase and a cloakroom. There is a spacious open-plan kitchen/dining room which includes shaker-style units, integrated appliances, a breakfast bar, and patio doors opening onto the garden. A sitting room and a study, perfect for remote work complete the downstairs.
Upstairs, a galleried landing with a large picture window creates a light and airy feel. The main bedroom overlooks the rear garden and features an en-suite shower room. Three further bedrooms, one with a fitted wardrobe share the contemporary family bathroom.
Outside, a block-paved driveway provides parking for two cars and leads to a garage equipped with power and lighting. A side gate gives access to the enclosed rear garden which offers a good degree of privacy. The patio is perfect for alfresco dining and there is a good sized, level lawn with a couple of raised beds. The property is also equipped with a satellite dish and solar panels, enhancing its modern conveniences.

Uffculme is conveniently placed close to the M5, making it ideal for commuting. Furthermore, the property is within the sought-after Uffculme Secondary School catchment, being within walking distance of the school. The village offers basic amenities including a couple of convenience stores and a post office but a wider range of facilities are available in the nearby town of Cullompton.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one week's rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

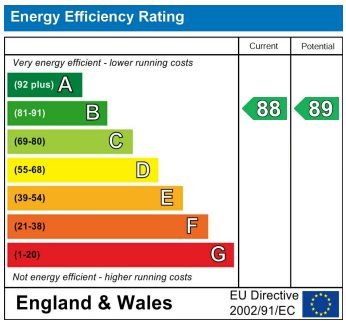
For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

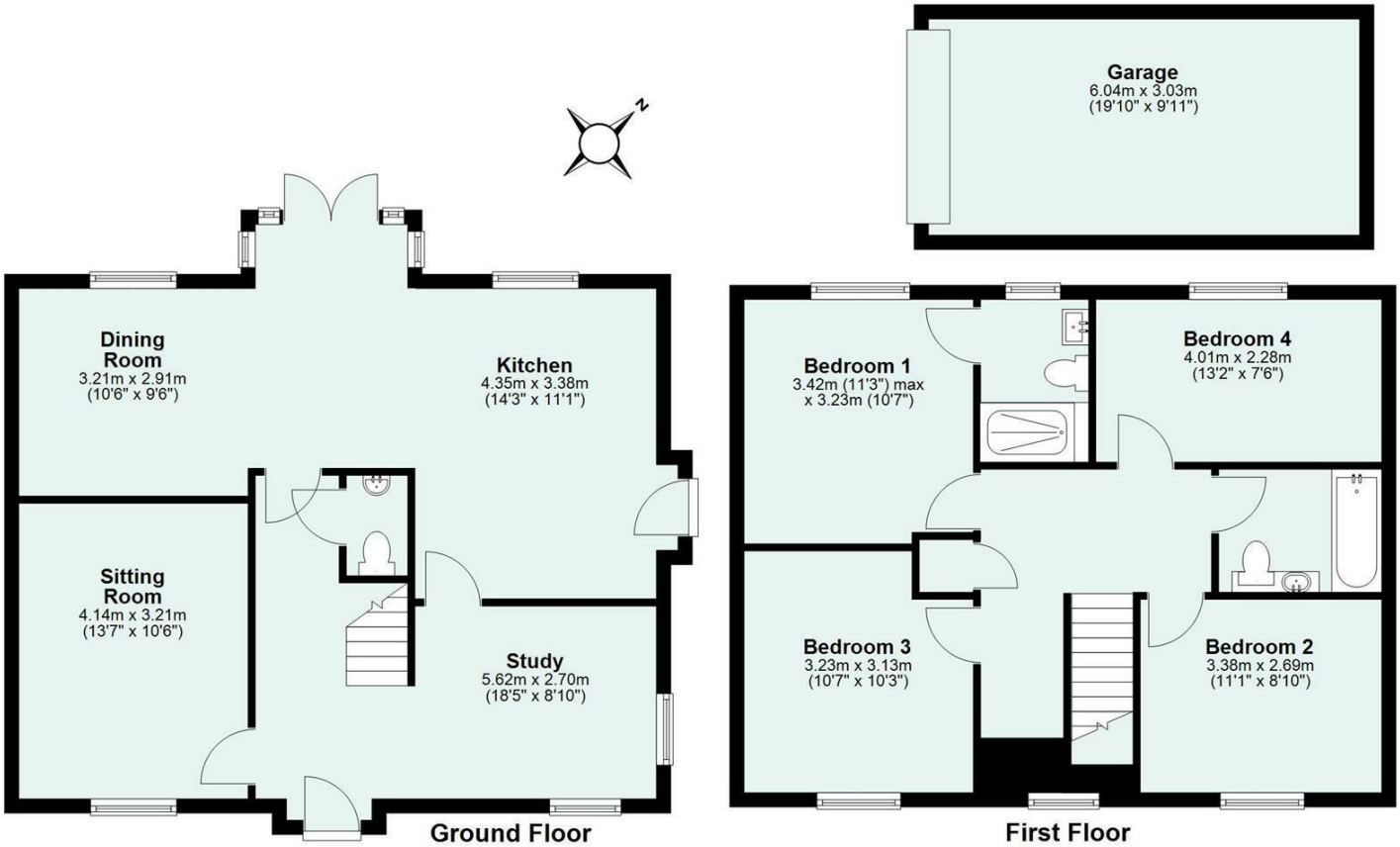
Directions

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:





Total area: approx. 146.5 sq. metres (1576.6 sq. feet)

The floor area includes outbuildings

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Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.