Guide Price £350,000

seddons







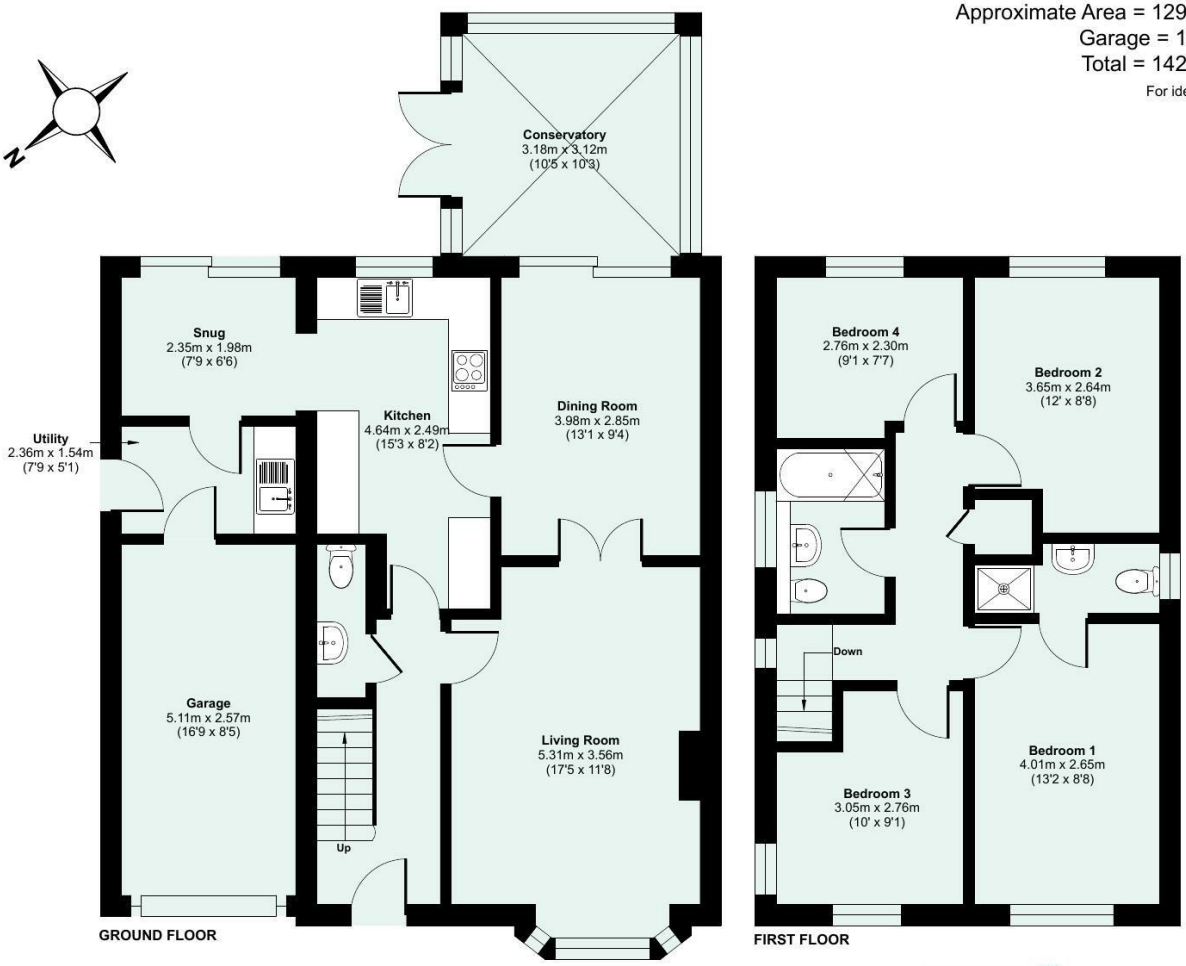


9 Clarke Close, Uffculme, Cullompton, EX15 3XX

- No onward chain, ready to occupy
- 2 reception rooms, separate sitting and dining room
- Kitchen and separate breakfast room
- Family bathroom with white suite
- Established front and rear gardens
- 4 bedrooms, two doubles and two generous singles
- Conservatory extension with sunny aspect
- Utility room and downstairs cloakroom
- Garage and driveway parking
- Moderate walk to all village amenities

A detached family home offering comfortable, clean and tidy accommodation, requiring some updating, and with mature gardens, a single garage and ample parking. Good village amenities, including schools, and quick access to the motorway and Tiverton Parkway Station, ideal for commuting.

Approximate Area = 1294 sq ft / 120.2 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1428 sq ft / 132.6 sq m
For identification only - Not to scale

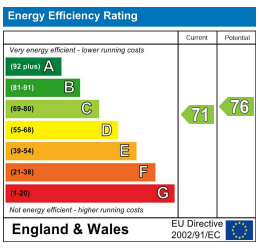


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1539593

Council Tax Band

D

EPC Rating



Viewings

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

Directions

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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.