





# 19 Highland Park

Uffculme, Cullompton

Stylish 3-bed family home in Uffculme village, with countryside views. Modern kitchen, spacious lounge, en-suite main bedroom, private garden, and allocated parking. Outstanding schooling nearby. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located in the desirable village of Uffculme, Devon
- Within catchment for Ofsted-rated Outstanding Uffculme School
- Easy access to M5, Tiverton Parkway (London Paddington), and Exeter Airport
- Three bedrooms, including main with en-suite shower room
- Modern family bathroom and downstairs cloakroom
- Spacious lounge with countryside views
- Open-plan kitchen/diner with French doors to rear garden
- Low-maintenance rear garden with patio, lawn, and shed
- Allocated off-street parking plus on-street parking
- South-east facing front aspect with morning sunshine
- No onward chain





**A Stylish Family Home in the Heart of Uffculme – With Countryside Views and Ofsted Outstanding Uffculme School on the Doorstep. No onward chain!**

Tucked away in the charming and ever-popular village of **Uffculme**, this beautifully presented three bedroomed home combines modern living with countryside tranquillity. With a **south east facing frontage** capturing the morning sun and far reaching views across rooftops to open countryside, this is a home that instantly feels warm and welcoming.

Step inside to a spacious entrance hallway finished with elegant tiled flooring, offering access to all principal rooms. The **light filled lounge** enjoys a front facing window that frames those scenic views, while providing a cosy and versatile space for relaxing or entertaining.

To the rear, the **contemporary kitchen and dining room** spans the width of the house. Fitted with a range of modern units and wood effect worktops, it includes an integrated oven and gas hob, space for appliances and a large understairs storage cupboard. French doors open directly to the garden, creating a seamless indoor-outdoor flow – ideal for summer gatherings or family meal times.

Upstairs, three well proportioned bedrooms are served by a stylish family bathroom. The **main bedroom** benefits from its own **ensuite shower room**, while **bedroom three** also enjoys elevated countryside views and is perfect as a guest room, nursery or study.

The **private rear garden** is designed with ease in mind, offering a patio seating area, a gravelled section, a lawned area with a raised bed and a large storage shed. A gate provides access to the property's **allocated parking space** along with plenty of additional on street parking available to the front.

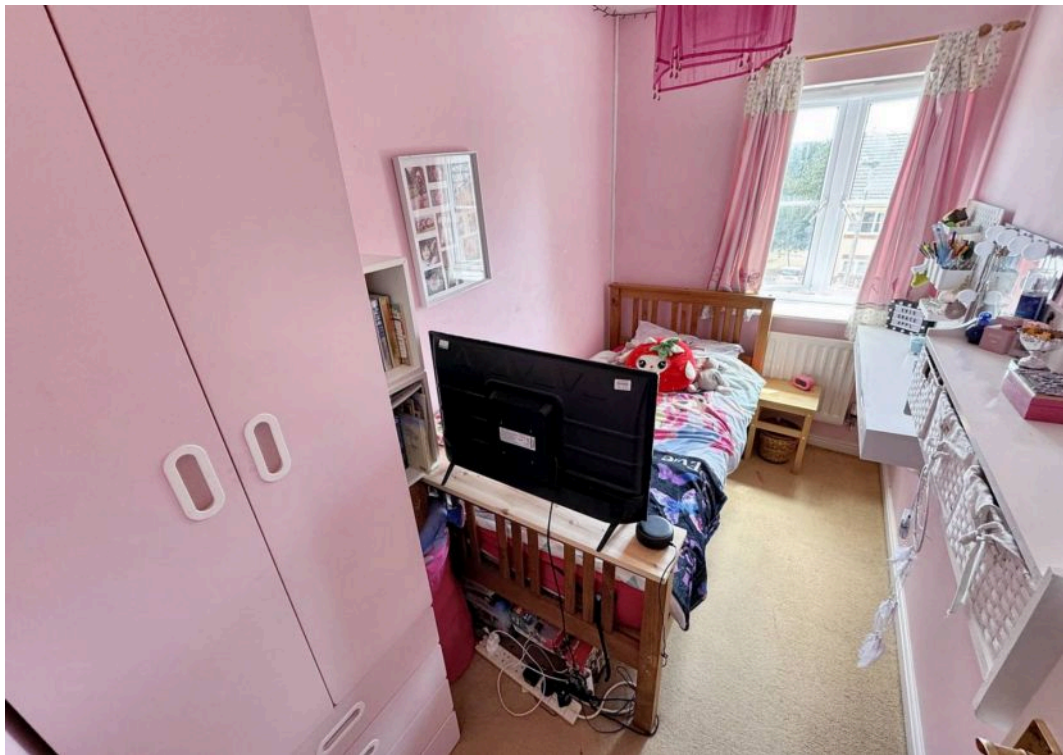
Beyond the home itself, the location is one of its greatest assets. Uffculme is a thriving community, well served by local shops, traditional pubs, and essential amenities. It is also within the catchment of the **Ofsted rated 'Outstanding' Uffculme School**, making it a highly desirable destination for families. Excellent road and rail links put **Tiverton Parkway station** (with direct trains to **London Paddington**) and the **M5 motorway** just minutes away, while **Exeter Airport** and city centre are both within easy reach.

This is a home that offers the best of both worlds: village living with modern convenience, outstanding education and superb connectivity.

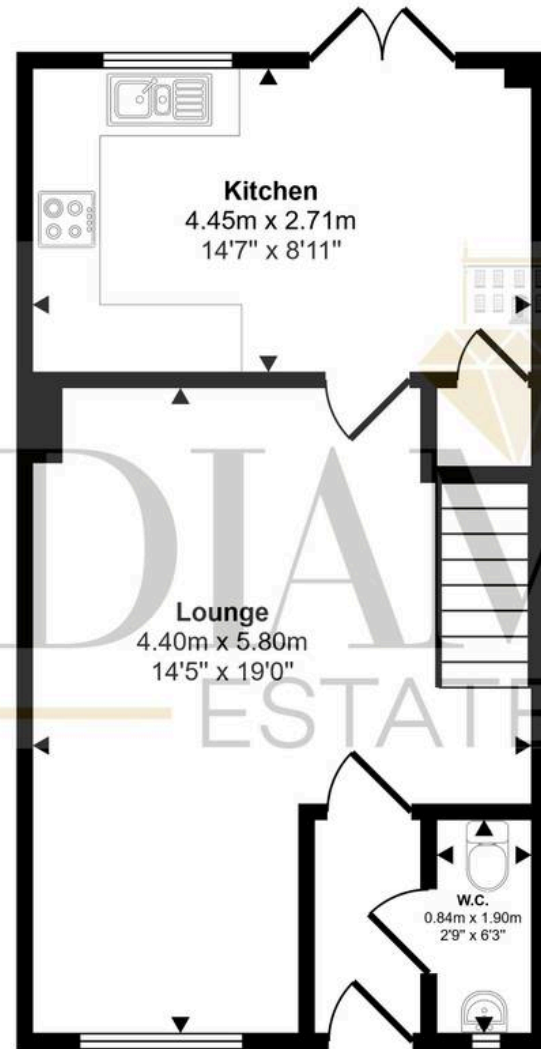
VIEWINGS Strictly by appointment with the award winning estate agents,



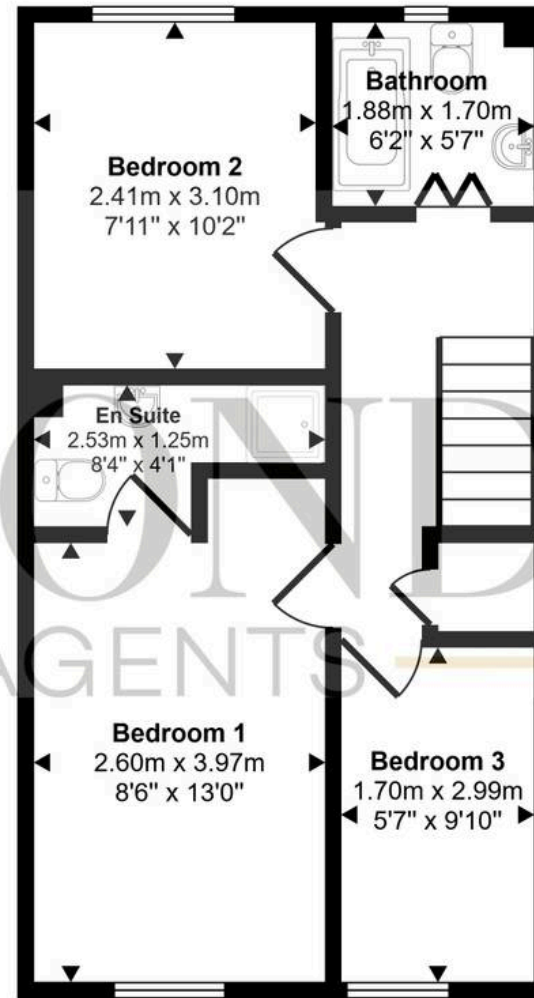




Approx Gross Internal Area  
77 sq m / 828 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft



First Floor  
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# 19 Highland Park

Uffculme, Cullompton

Located in the sought-after village of Uffculme, this beautifully presented three-bedroom home enjoys a peaceful setting with countryside views and excellent access to local amenities. Uffculme is renowned for its Ofsted-rated 'Outstanding' Uffculme School, making it an ideal choice for families. The village also offers a charming selection of shops, traditional pubs, a post office, and local services, all within easy reach. For commuters, the property is conveniently positioned just a short drive from the M5 motorway and Tiverton Parkway mainline station, providing direct services to London Paddington. Exeter Airport and Exeter city centre are also easily accessible.

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Cullompton

Guide Price **£235,000**