



Kingwood House



M5 (J27)/Train Station 3 miles - Tiverton 9 miles - Exeter 21 miles

A spacious 5 bedroom family home situated in a popular village location

- 5 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Play Room
- Office
- Garden
- Parking

Guide Price £465,000

SITUATION

Located in the village of Uffculme, which has 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. The M5 motorway is just three miles from Uffculme and Tiverton Parkway Railway Station is also three miles distance providing a fast mainline service to The Midlands and London Paddington in approximately 130 minutes. Exeter and Bristol airports have comprehensive international schedules.

DESCRIPTION

A spacious family home situated in a village location in the conservation area surrounding the Church, comprising 5 bedrooms, one with en-suite and a family bathroom on the first floor, sitting room with a wood burner, kitchen/dining room with island unit, play room and a useful office, garden and garage with parking for several cars.

ACCOMMODATION

From the front door is the entrance hall with stairs rising to the first floor and an under stairs storage cupboard and doors to all rooms. The sitting room is a dual aspect room with double doors to the rear and log burner with hearth and surround. Office with a window to the front. The play room with a window to the rear. The kitchen has double doors and window to the rear garden, central island, wall and base units with laminate work surfaces over, space for a range cooker with extractor over, built in dishwasher, one and a half bowl sink unit and door to the utility with wall and base units, laminate work surfaces over, plumbing for washing machine, space for fridge freezer and window to the front. The cloakroom with a low level WC, floor

mounted wash hand basin and window to the side.

Galleried landing with lovely views to the front, hatch access to the loft and doors to all rooms. Bedroom 1 with built in wardrobe along one wall, recess lighting and door to the en-suite with double shower cubicle, counter top basin vanity unit with tiled splash back, low level WC and window to the front. Family bathroom with Jacuzzi bath, wash hand basin with vanity unit under, low level WC, tiled floor and splash back, recess lighting and extractor. Bedroom 2 is a double with window to the front. Bedroom 3 is a single with window to the rear. Bedroom 4 is a double with window to the rear. Bedroom 5 is also a double with windows to the rear.

OUTSIDE

To the rear of the property, the garden is mostly laid to lawn with a covered patio area ideal for entertaining, access to the garage with an up and over door and parking to the front for several cars.

VIEWING

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

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. After a short distance turn left signposted to Uffculme School. Pass the school and continue to the T junction and turn right and then next left into Bridge Street and continue down the hill and take the next left into Denners Way and the property will be found on the left up a small lane.

SERVICES

Mains water, drainage and electricity. Oil central heating.



Approximate Area = 2356 sq ft / 218.9 sq m (includes garage)
 Limited Use Area(s) = 7 sq ft / 0.6 sq m
 Total = 2363 sq ft / 219.5 sq m
 For identification only - Not to scale

Garage
5.11 x 5.05m
16'9" x 16'7"

Bedroom 3
4.06 x 2.51m
13'4" x 8'3"

Bedroom 5
2.95 x 2.31m
9'8" x 7'7"

Bedroom 4
3.66 x 2.57m
12' x 8'5"

Bedroom 1
4.78 x 3.02m
15'8" x 9'11"

Bedroom 2
4.06 x 3.89m
13'4" x 12'9"

Down

First Floor

Sitting Room
6.35 x 4.04m
20'10" x 13'3"

Play Room
3.35 x 3.30m
11' x 10'10"

Kitchen / Dining Room
6.63 x 5.44m
19'7" x 12'

Study
3.20 x 3.18m
10'6" x 10'5"

Utility
2.59 x 1.57m
8'6" x 5'2"

Up

Ground Floor

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2020. Produced for Stags. REF: 640890

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(67) C	(74) D
(49-64) G	(35-48) F	(21-24) E	(15-20) D
(1-48) G	(1-14) F	(1-14) E	(1-14) D
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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