

Granny Bakers Cottage

Tiverton, EX16 7DW

£170,000
Guide price



 2  1  1 EPC F





- FOR SALE BY INFORMAL TENDER FRIDAY 10TH MAY 12PM.
- Renovation/Modernisation project
- Popular village location
- Uffculme School catchment
- Kitchen/breakfast room
- Living room with fireplace
- Two bedrooms
- Bathroom
- Parking
- Garden



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

This is a fantastic little two bedroom cottage located in the centre of the popular village of Uplowman. The property requires complete modernisation.



The Property

Granny bakers Cottage is a delightful two bedroomed semi detached cottage in need of complete modernisation, the property retains plenty of character and offers great potential. The property lies close to the centre of the village and is within easy walking distance of the pub.

There is a lovely little garden at the rear with a stream running through it. The property also benefits from off road parking for two vehicles.

Uplowman is very popular and accessible, lying as it does, only about 4 miles to the east of Tiverton, and about 2 1/2 miles from Junction 27 of the M5 Motorway with its adjoining main line station - Paddington in about 2 1/2 hours. In the village there is a very popular pub and a lovely old Church. There is also a very good little Primary School, a new village hall, sports field and an active village community with a football and cricket club. Surrounding the village is typical Devon countryside with miles of wonderful country walks "right on the doorstep".

The busy market town of Tiverton lies about 4 miles away, where can be found a good shopping centre and excellent range of facilities, including a modern Hospital, sports activities, golf course and very good educational facilities including the East Devon College of Further Education and Blundells School for boys and girls. Uplowman also lies within the catchment of the extremely popular Uffculme Comprehensive School and many parents are specifically moving to this area in order to be within its catchment.

Utilities

Mains water, drainage and electricity.

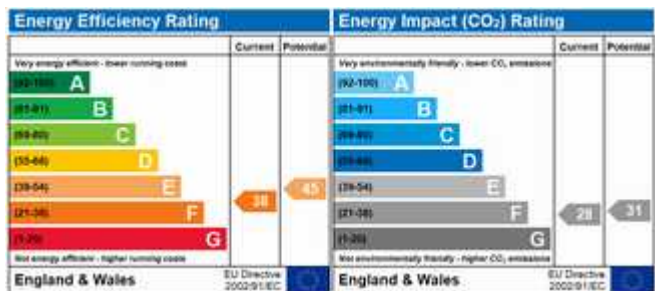
Council Tax

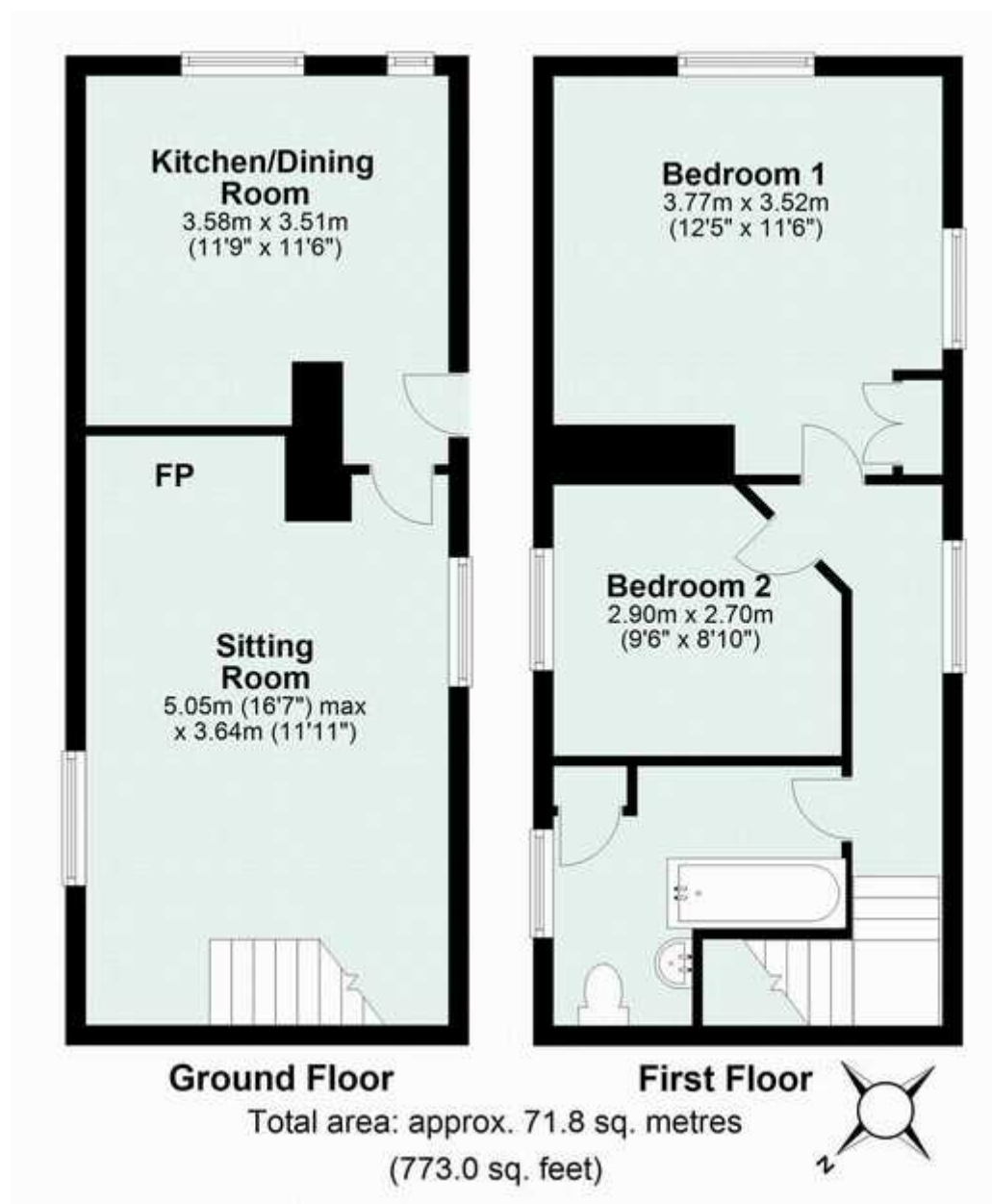
Band C

Directions

From the multi storey car park turn left onto Great Western Way and proceed straight across at the next two roundabouts following the Halberton signs. Just past the Blundells School campus turn left where signposted to Uplowman and proceed for about 2 miles to the village. Turn left at the cross roads in the centre of the village, and the property will be seen on the right with our for sale board.

Energy Performance Certificate (EPC)





Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure 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.