



21 Elderberry Way, Willand, EX15 2TU  
Asking Price £315,000

Welden  
**Edwards**  
*Supporting your every move*



*Located in the desirable village of Willand, this fantastic three-bedroom property offers generous living accommodation, a low-maintenance rear garden, and the convenience of both a garage and driveway parking. Positioned within the highly regarded Uffculme School catchment area, it's an ideal choice for families seeking space, comfort, and a well-connected community setting.*

**Description**

Step through the front door into a spacious and inviting entrance hall that sets the tone for the rest of this charming home. To your right, a convenient cloakroom features a WC and hand basin—perfect for guests. To the left, discover the elegant lounge, a generously sized room ideal for relaxing or entertaining, with ample space for all your living room furnishings.

An attractive archway seamlessly connects the lounge to the dining area, where patio doors open out to the rear garden, flooding the space with natural light and offering easy access to outdoor living.

At the rear of the property, the well-appointed kitchen boasts a range of wall and base units, a built-in oven and gas hob, plus plumbing for a washing machine and dishwasher. A side door provides direct access to the driveway, adding to the home's practicality.

Ascending to the first floor, you'll find three comfortable bedrooms and a modern family bathroom. The principal bedroom is a spacious double, complete with a private ensuite featuring a shower cubicle, WC, and hand basin. Bedroom Two is another generous double, while Bedroom Three offers a nice sized single room—ideal as a nursery, home office, or guest room. The family bathroom is stylish and functional, fitted with a bath and overhead shower, WC, and a sleek vanity unit.

Outside, the rear garden is mainly laid to lawn with a patio seating area—perfect for summer barbecues or quiet evenings outdoors. At the front, a neat garden complements the driveway, which provides off-road parking for two vehicles and access to a garage.

**Council Tax, Services & Tenure**

Council Tax Band - D  
Freehold  
All Mains Connected

Ofcom Broadband Speeds: Ultrafast 1800 Mbps  
Ofcom Mobile Signal : EE Vodafone Likely - O2 Three Limited

**Sales Enquiries**

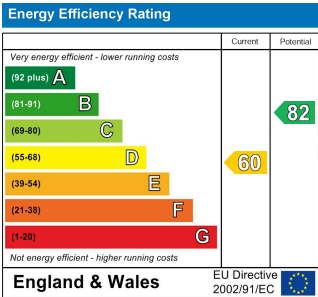
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

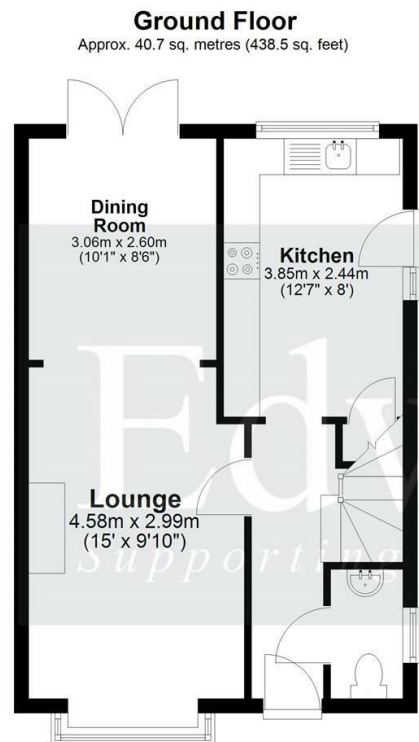
**Tiverton**

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

**Disclaimer**

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





Total area: approx. 79.6 sq. metres (857.2 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.





