



Oak Crescent, Willand Cullompton EX15 2SS

welcome to

Oak Crescent, Willand Cullompton

A superb three / four bedroom semi detached home located in Willand. In brief the accommodation includes a bright & light lounge/diner, Modern Fitted Kitchen. Downstairs bedroom/ reception room & WC. Front & Rear Gardens, Car port and off road parking. Viewing advised.

Description

Located on the edge of Willand is this super three/four-bedroom semi-detached home which offers versatile and spacious accommodation throughout, perfect for a growing family.

As you step inside, you'll be greeted by the entrance hallway which leads into the open lounge/diner which is light and bright being dual aspect, this provides a perfect blend of formal and informal living areas for relaxing or entertaining. The modern and well-equipped kitchen overlooks the rear garden. One of the many highlights of this property is the downstairs bedroom with its own front door, providing additional flexibility and potential for use as a home office, playroom, or guest bedroom. Completing the ground floor is WC which could be adapted to create an en-suite bedroom.

Upstairs, three further bedrooms provide ample space for the whole family, with the modern bathroom serving all four bedrooms. With plenty of storage throughout, this property is an ideal choice for those looking to downsize or upgrade to more space. The property benefits from off-road parking and a car port. The front and rear gardens offer a perfect spot for outdoor relaxation or entertaining.

This home is convenient with amenities close by and good road links, contact Fox & Sons today to arrange a viewing!

Entrance Hall

UPVC door to front. Radiator.

Cloakroom

Double glazed window to front. Wash hand basin, WC.

Side Porch

UPVC door to front, door to kitchen, cloakroom and bedroom four.

Lounge/Diner

24' 3" Max x 12' 9" Max (7.39m Max x 3.89m Max)
Double glazed window to front. Television point, two radiators, sliding doors to rear.

Kitchen

9' 11" x 7' 9" (3.02m x 2.36m)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, single sink and drainer, eye level oven with induction hob, space for fridge/freezer, under stairs cupboard.





Landing

Double glazed window to side. Stairs from ground floor. Airing cupboard, doors to all rooms.

Bedroom One

11' 11" x 8' 11" (3.63m x 2.72m)
Double glazed window to front. Built in wardrobes, radiator.

Bedroom Two

10' x 9' 7" (3.05m x 2.92m)
Double glazed window to rear. Radiator.

Bedroom Three

6' 9" x 8' 9" (2.06m x 2.67m)
Double glazed window to front. Built in storage.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, extractor fan, radiator.

Bedroom Four/Study

12' 9" x 9' 1" (3.89m x 2.77m)
Double glazed door to rear. Plumbing for washing machine, radiator.

Front Garden

To the front of the property there is a path leading to the front door, lawn and parking.

Rear Garden

The rear garden has a patio and lawn area with a garden shed.

Parking

Off road parking to the front of the property.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Willand has a full range of other amenities including an excellent primary school, mini markets, a service station and pub.

The village lies within easy reach of the more extensive services of Cullompton and Tiverton and Junctions 27 and 28 of the M5 motorway can be quickly accessed, both less than 3 miles away.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

Oak Crescent, Willand Cullompton

- Three/ Four Bedroom Semi Detached House
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor Bedroom with WC
- Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited

£280,000



Total floor area 96.9 m² (1,043 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT105403 - 0002

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