



Park Street, Willand CULLOMPTON EX15 2PT



welcome to

Park Street, Willand CULLOMPTON

A modern detached three bedroom home located in Willand. With a modern kitchen and lounge/diner. Cloakroom & utility space, three spacious bedrooms. Master bedroom with ensuite shower room. Garage, parking, and rear enclosed garden. NO CHAIN

Description

Tucked away in a cul de sac position is this detached three house which offers a perfect blend of comfort and convenience. This family home offers spacious living accommodation throughout and is arranged over three floors.

Upon entering, you are greeted by a welcoming hallway with access to all rooms. The front aspect kitchen is well-equipped with a range of wall and base units, with space for appliances. The spacious lounge/ diner benefits from dual aspect windows, filling the space with natural light. This inviting area is perfect for both relaxing and entertaining, making it the heart of the home. Completing the ground floor is a cloakroom.

On the first floor, you will find two generously sized double bedrooms which are serviced by a well-appointed family bathroom. On the second floor is a sizable double bedroom, complete with its own en-suite shower room. This space is versatile and could easily serve as a guest room.

Step outside to discover a private rear garden which features a lovely patio area perfect for al fresco dining or enjoying your morning coffee. Coupled with a gravelled section, this garden is low-maintenance and ideal for enjoying the outdoors. There is a garage and lean to shed as well as space to park off road. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to acquire this delightful home.

Entrance Hall

Door to front. Built in cupboard, space and plumbing for washing machine, wall hung boiler, stairs to first floor.

Cloakroom

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

Lounge

15' 9" x 14' 7" (4.80m x 4.45m)
Double glazed windows to side and rear. Under stairs cupboard, television point, radiator, patio doors to rear garden.

Kitchen

11' x 8' 3" (3.35m x 2.51m)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric oven with gas hob and extractor fan, space for dish washer and fridge/freezer.





Landing

Stairs from the ground floor. Doors to all rooms, radiator, stairs to second floor.

Bedroom Two

13' 9" x 11' (4.19m x 3.35m)
Two double glazed windows to rear. Radiator.

Bedroom Three

12' 3" x 8' 5" (3.73m x 2.57m)
Double glazed window to rear and side. Two built in cupboards. Radiator.

Bathroom

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

Landing

Stairs from first floor

Bedroom One

13' 9" x 13' 2" (4.19m x 4.01m)
Double glazed window to front, eave storage, radiator.

En-Suite

Double glazed window to rear. Wash hand basin, WC, shower cubicle, shaver point, extractor fan, eaves storage.

Rear Garden

To the rear of the property is a garden with a large patio area, gravel area, outside power point and side access to the rear garden.

Garage

15' 10" x 10' 1" (4.83m x 3.07m)
Up and over door, power and lighting, door to side.

Parking

Off road parking.

Management Fees

Management/Site Fee approx £150.00 every Six months.

Services

Mains electric, gas, water, and drainage.

Council Tax Band D

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. Regular bus services also pass through Willand and there are trains from Tiverton Parkway station, near Junction 27 of the M5 (Paddington in around 2 hours).

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

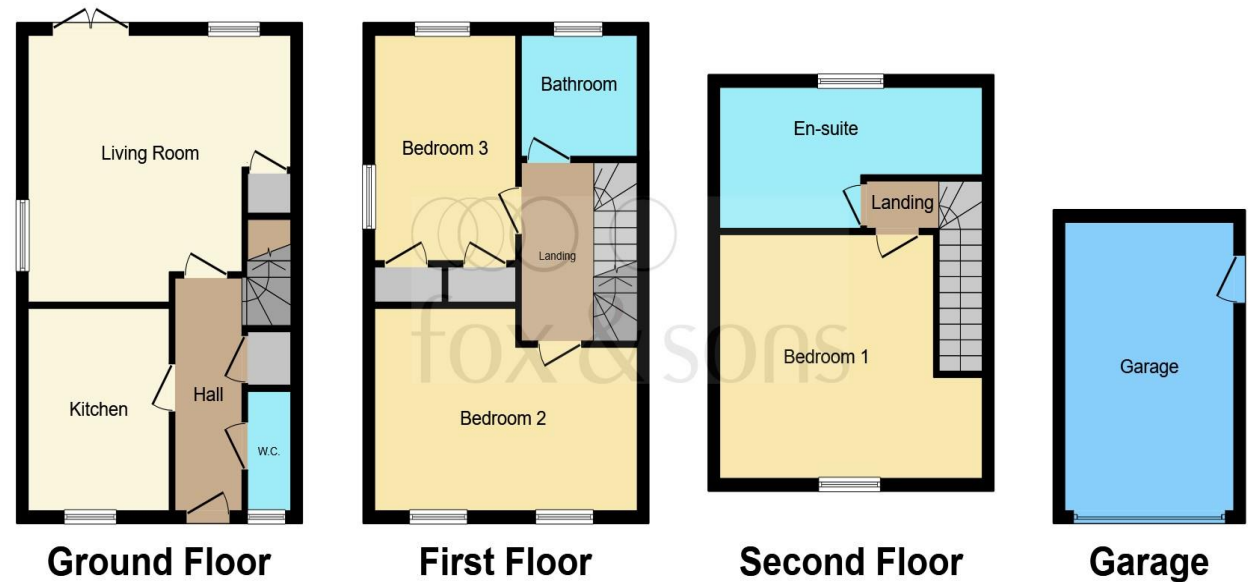
Park Street, Willand CULLOMPTON

- Detached Three Bedroom Home
- Modern Kitchen
- Spacious Lounge/ Diner
- Master Bedroom with Ensuite Shower Room
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

guide price

£300,000



Total floor area 120.8 m² (1,300 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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