



Kirkside Cottage Willand Old Village, Willand Cullompton EX15 2RJ

welcome to

Kirkside Cottage Willand Old Village, Willand Cullompton

Viewing is highly advised on this charming three bedroom cottage located in the Willand Old Village of Willand. The property briefly comprises of a spacious lounge, separate dining room, kitchen/breakfast room, cloakroom/utility, and family bathroom. Rear enclosed courtyard. NO ONWARD CHAIN.

Description

Discover this charming and characterful three bedroom semi detached cottage located in the Willand Old Village. On entering the property through the entrance porch, you step into the spacious lounge. The lounge features a bay window to the front and the real focal point is the fireplace. The dining room is also front aspect with a bay window and is of a good size. To the rear of the property is a well equipped kitchen with a range of wall and base units with space to put a table. Completing the downstairs accommodation is a useful cloakroom/utility. Upstairs you will find three good size bedrooms and a family bathroom. Externally the property benefits from a rear enclosed courtyard which has a patio area and garden shed. The property further benefits from gas central heating and double glazing. Please contact Fox & Sons today on 01884 256041 to arrange a viewing if you like what you see!

Entrance Porch

Wooden door to front, door leading into lounge.

Lounge

14' x 9' 4" (4.27m x 2.84m)

Double glazed bay window to front, feature fireplace, radiator. Opening to rear hallway.

Dining Room

10' 9" x 9' 4" Max (3.28m x 2.84m Max)

Double glazed bay window to front, radiator.

Kitchen/ Breakfast Room

18' 4" Max x 7' Max (5.59m Max x 2.13m Max)

Two double glazed windows to rear. The kitchen has a range of wall and base units with worktop over. There is a stainless steel sink and drainer. Space for cooker and fridge/freezer. Space for a small dining table. Wooden door to side providing access to rear courtyard.

Wc/ Utility Room

Double glazed to rear. Wash hand basin, WC, wall hung boiler and space for washing machine.





Landing

Doors to all rooms.

Bedroom One

14' 9" x 9' 5" Max (4.50m x 2.87m Max)
Double glazed to front, feature fireplace and radiator.

Bedroom Two

11' 7" x 8' 6" (3.53m x 2.59m)
Double glazed to front and radiator.

Bedroom Three

9' 4" x 8' 11" (2.84m x 2.72m)
Double glazed to front, radiator and built in wardrobes.

Rear Courtyard

To the rear of the property is a central path with flower borders either side.

On Street Parking

On street parking is available in the vicinity of the property.

Services

Mains gas, electric, 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. 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).

Opening Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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Kirkside Cottage Willand Old Village, Willand Cullompton

- Three Bedroom Semi Detached Cottage
- Spacious Lounge
- Dining Room
- Kitchen/ Breakfast Room
- Cloakroom & Family Bathroom

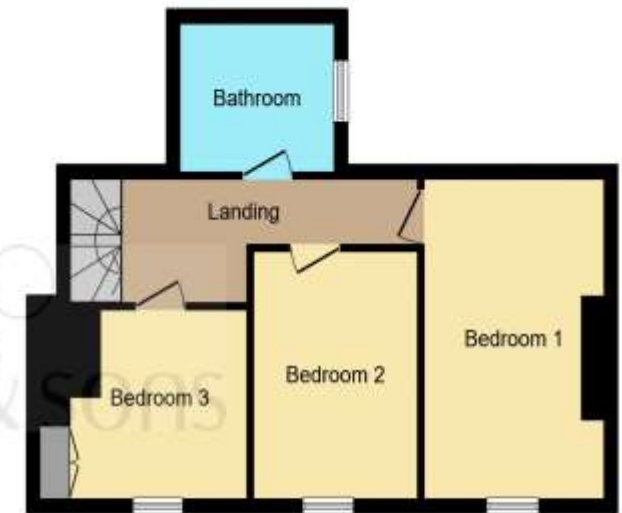
Tenure: Freehold EPC Rating: D

guide price

£350,000



Ground Floor



First Floor

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.localagent.com

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Property Ref:
TVT105486 - 0005

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