



Somerville Close, Willand Cullompton EX15 2PN

welcome to

Somerville Close, Willand Cullompton

A deceptively spacious and immaculately presented three bedroom semi detached bungalow. With three reception rooms, a shower room & bathroom. Front and rear gardens, plenty of off road parking. Cul de sac position, OWNED solar panels.

Description

Welcome to this deceptively spacious semi detached bungalow which has been extended. This property is exceptionally well presented and is ideally located at the end of a cul-de-sac in the charming village of Willand. Offering 153m² of generous living accommodation and with a versatile layout, this property is perfect for modern family living.

As you enter, you are greeted by a large, inviting entrance that flows seamlessly into the expansive lounge area which has a wood burning stove. The heart of this home is undoubtedly the impressive kitchen/dining/living area, which boasts ample space for cooking and entertaining, perfect for family gatherings. There is a great utility space. This bungalow features three well-proportioned double bedrooms. The master bedroom with a great amount of built in wardrobes and a dressing area. There is a spacious family bathroom and a separate shower room.

Extending the living space further is a reception room which spans the full width of the property, bathed in natural light and providing a serene spot to enjoy your garden views year-round.

Step outside into a manageable garden, beautifully designed for low-maintenance with a charming summer house. The property also offers side access to the front, where you'll find driveway parking for several cars. This property further benefits of owned solar panels.

Don't miss the opportunity to make this beautiful property your new home.

Entrance Hall

UPVC door opening into a spacious hallway with plenty of space for coats and shoes, door to kitchen and lounge. Radiator.

Lounge

16' 3" Max x 17' 1" Max (4.95m Max x 5.21m Max)

Double glazed window to front and side, Wood burner, television point, radiator, air con unit.

Dining Room

13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed window to front. storage cupboard, open plan to the kitchen

Kitchen

9' 2" Max x 13' Max (2.79m Max x 3.96m Max)

Double glazed window to side. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, induction hob with extractor fan, eye level oven, integrated microwave, space for dish washer, washing machine, and tumble dryer,

Hallway

Doors to all rooms and conservatory, spotlights, radiator.





Bedroom One

9' x 25' 4" (2.74m x 7.72m)

Double glazed window to rear. Built in wardrobes, desk and draws, two radiators, Keylight skylight, loft hatch.

Bedroom Two

9' 3" x 18' 8" (2.82m x 5.69m)

Double glazed windows to rear and side, spotlights, radiator.

Shower Room

Wash hand basin and cupboard underneath, WC, shower, heated towel, sensor spotlights, extractor fan.

Bedroom Three

10' 7" x 8' (3.23m x 2.44m)

Double glazed window to rear. Radiator.

Bathroom

Wash hand basin with cupboard, WC, bath with shower attachment, heated towel rail, storage cupboard, spotlights, extractor fan.

Garden Room

8' 8" x 26' 8" (2.64m x 8.13m)

Double glazed window to rear and side. Electric, spotlights, double glazed patio doors to rear

Loft

The loft is partially boarded, solar power batteries (10 Kilo Watts), insulated and ladder.

Front Garden

The enclosed front garden has a stone chip area, flower borders, recycling and log store, outside power point.

Rear Garden

To the rear of the property there is a lawn area, two patio areas, pond, built in BBQ, large outside shed, vegetable patch, access to the front of the house.

Parking

There is driveway parking.

Services

Mains electric, water and drainage

Oil Heating

Solar Panels are owned.

Council Tax Band C

Agents Note

Please note the current vendors receive approx £55 income per month from the solar panels which are owned along with the batteries.

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

Somerville Close, Willand Cullompton

- Semi detached bungalow Three double bedrooms
- Bedroom one with walk in wardrobe/ dressing area
- Spacious lounge with log burner
- Off road parking & Motorcycle Garage
- Open plan Kitchen/dining space

Tenure: Freehold EPC Rating: C

£350,000



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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