



25 Somerlea



Tiverton 6 miles. Taunton 16 miles. Exeter Airport 15 miles.

A well-proportioned three-bedroom semi-detached home offered to the market with no onward chain.

- Semi detached family home
- Spacious three bedroom
- Recently renovated kitchen and bathroom
- No onward chain
- Front and rear gardens
- Useful outbuilding
- Solar panels
- Council Tax Band B
- Freehold

Guide Price £295,000

SITUATION

The property is situated in the village of Willand, a popular and accessible location, within walking distance of general store/post office and village church. The village offers a primary school, Spar/petrol station and sports/tennis club.

A wider range of amenities can be found in the nearby market towns of Tiverton and Cullompton. Tiverton is approximately 10 miles distant and has both private and state schools, including Blundell's School, recreation facilities, banks, building societies and supermarkets. Access to the M5 can be obtained at junction 27 and 28, alongside the former lies Tiverton Parkway with fast trains to London Paddington taking approximately 130 minutes.

DESCRIPTION

25 Somerlea is a well-proportioned home set in a large plot in a convenient location. The property comprises of three bedrooms, family bathroom, kitchen, sitting room, dining room, utility and useful outbuilding. The property has the benefit of a large bank of solar panels on the roof.

ACCOMMODATION

Upon entering there is a useful porch that leads to the entrance hall. The entrance hall gives access to the sitting room, dining room and staircase leading to the first floor. The sitting room is dual aspect and has a central wood burning fire. The dining room is again well proportioned and dual aspect. Seating for up to 8 people is available. There is a useful under stairs storage cupboard situated in the corner of the room. Set off the dining room is the recently upgraded kitchen. The kitchen has a range of fitted base and wall units, extractor fan, basin and space for a large range oven.

On the first floor there are three bedrooms with two being doubles. Bedrooms one and two both benefit from fitted storage. The family bathroom has also been recently upgraded and comprises of bath with shower over, WC and basin.

OUTSIDE

The property has large front and rear gardens with both being predominantly laid to lawn. The rear garden has a rear patio and a large wooden outbuilding that could be used for a multitude of purpose. A five bar gate gives access onto the road to the rear meaning off street parking can be created if required.

SERVICES

Water - Mains connected
Electric - Mains connected
Drainage - Mains connected
Gas - Private LPG
Gas Central Heating
Ofcom predicted broadband services: Standard - Download 7Mbps, Upload 0.8Mbps.
Superfast: Download 56Mbps, Upload 12Mbps. Ultrafast: Download 1000Mbps, Upload 1000Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

AGENTS NOTE

The property is the subject of an occupancy restriction under Section 157 of the Housing Act 1985. Purchasers are advised that they must seek the written consent of Mid Devon District Council or have lived or worked within the administrative county of Devon for three years prior to purchase. However, following conversations with the Council the vendor has advised the tie is now void. Please contact the agent for further information.

VIEWINGS

Strictly by appointment with the agents please.

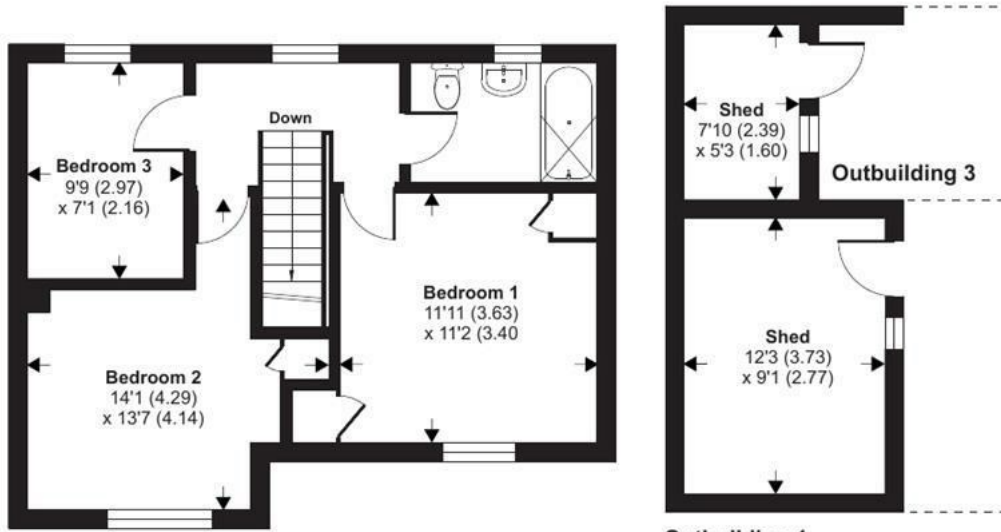
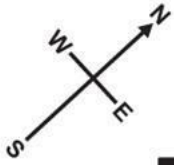
DIRECTIONS

From M5 Junction 27, travel east on the A38. At the Waterloo Cross roundabout take the second exit and continue along the B3181 for approximately 2 miles. At the roundabout, take the third exit on to South View Road and proceed taking the second left on to Somerville Road. Turn immediately left again on to Somerlea Road and the property can be found directly in front of you as the road forks to Somerlea and Lea View.

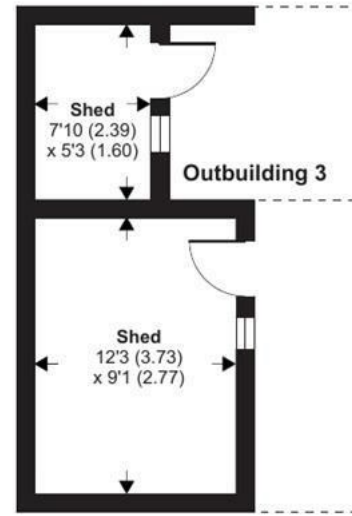


Approximate Area = 1082 sq ft / 100.5 sq m
 Outbuildings = 221 sq ft / 20.5 sq m
 Total = 1303 sq ft / 121 sq m

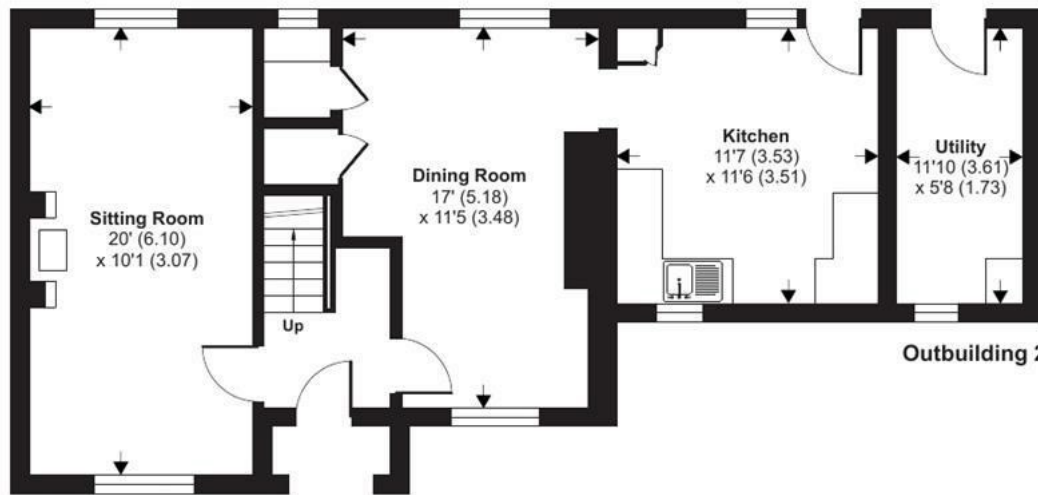
For identification only - Not to scale



First Floor



Outbuilding 1

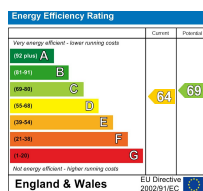


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1095251

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk