



## 13 Tamars Drive, Willand, Cullompton, EX15 2PQ

Freehold

**Price £340,000**

Council Tax Band - C

**LARGE BUNGALOW IN WILLAND** - A spacious and versatile **THREE BEDROOM** bungalow with off road parking to the front enjoying a cul-de-sac location in ever popular Willand.

The property offers a large entrance porch utilised as a utility room, linking the main entrance from the main accommodation to the large garage. The kitchen provides plenty of worktops with a range of cupboards, open plan leading to the inner hall and doors leading to the spacious sitting room which is open plan to the light airy dining area, with its large windows and doors over looking the south facing 45ft rear garden and a sliding door to the cloakroom.

The three good size bedrooms offer built in wardrobes and are complimented with a white suite family bathroom while various Improvements through the years have included gas central heating, uPVC double glazed windows, facias and soffits and kitchen upgrade. The well planned layout is highly flexible and with its large 45ft south facing rear garden is well suited to the growing family or active retirement couple with the benefit of a large timber framed cabin that can be utilised as a large office or hobbies outbuilding.

Pleasantly located towards the end of the small cul-de-sac, conveniently placed for various shops and restaurants, village hall with tennis club, doctors surgery and thriving primary school. Tiverton and Cullompton are both available for further shopping within a short drive with Sampford Peverall offering Parkway mainline station for London Paddington or M5 to Exeter City airport and City Central.

**Entrance Porch/Utility Room 12'7" x 8'10" (3.84m x 2.69m)**



A large welcoming entrance porch utilised as a large utility room offering a uPVC double glazed entrance door and rear garage, worktops and wide range of cupboards and drawers under with space and plumbing for washing machine, tumble dryer and fridge freezer with door leading to.

**Kitchen 13'2" x 8'11" (4.01m x 2.72m)**



Fitted with a range of worktops and a wide range of cupboards and drawers under, plumbing and space for dishwasher and space for fridge, freestanding double oven, electric hob part tiled, uPVC double glazed windows to front aspects open plan to inner hall.

**Sitting Room 21'7" x 12'3" (6.58m x 3.74m)**



A spacious sitting room, offering a gas fitted cast-iron fireplace, t.v. point, telephone point, data points, two radiators, large uPVC double glazed window to rear aspect over looking the south facing 45 ftsq rear garden. Open plan through to.

**Dining Room Area 8'8" x 10'7" (2.66m x 3.25m)**



Recently converted to offer a dining area with laminate wood flooring uPVC French doors opening and leading out to the rear garden, inset spot lighting and sliding door leading to.

**Cloakroom 6'0" x 2'10" (1.83m x 0.86m)**

A white suite comprising of a low level w.c., wash hand basin with mixer tap, laminate flooring, chrome heated towel radiator, fully tiled with window leading to front aspect.

**Inner Hall 2'11" x 16'2" (0.89m x 4.94m)**

Offering a storage cupboard and loft hatch leading to attic space.

**Bedroom One 12'6" x 12'3" (3.81m x 3.73m)**



A large double bedroom with built in sliding door wardrobe cupboard, radiator, t.v. point, uPVC double glazed window to rear aspect benefitting from fashionable panelled walls.

**Bedroom Two 13'2" x 8'8" (4.01m x 2.64m)**



A double bedroom offering a built-in wardrobe cupboard, radiator, t.v. point, uPVC double glazed window to front aspect.

**Bedroom Three 9'11" x 9'9" (3.02m x 2.97m)**



A good size single bedroom with built-in wardrobe cupboard, radiator and uPVC double glazed window to front aspect.

**Bathroom 9'9" x 5'11" (2.97m x 1.80m)**



A white suite comprising of a panelled bath with mixer tap and mains shower over with rain head, inset spotlighting close coupled low-level w.c., wash basin set within a drawer storage unit, vinyl flooring, chrome heated towel radiator, vanity cabinet, downflow heater, uPVC double glazed window to front aspect

## Rear Garden



A south west facing rear garden measuring 49ft sq, mainly laid to lawn with raised patio paving area with inset spot lighting, pathways to shed and side storage with large cabin/workshop.

### Workshop/Cabin 22'11" x 9'10" (7.01m x 3.02m)



A recent addition creating a large timber framed workshop and store area that can easily be converted into a large office or hobbies room.

### Front Garden/Parking

To the front the garden area offers enormous potential to create off road parking for numerous vehicles with patio pathway leading to the entrance door and garage entrance.

### Garage 17'5" 9'5" (5.31m 2.87m)

A large garage offering light and power with up and over door to front and uPVC double glazed door leading to entrance porch/utility room and uPVC double glaze window.

### Property Information

Electric - British Gas. Gas - British Gas. Mains Water and Sewerage with South West Water. Internet - Sky. Council Tax Band C.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

### What3Words

trump.nothing.eradicate

### Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

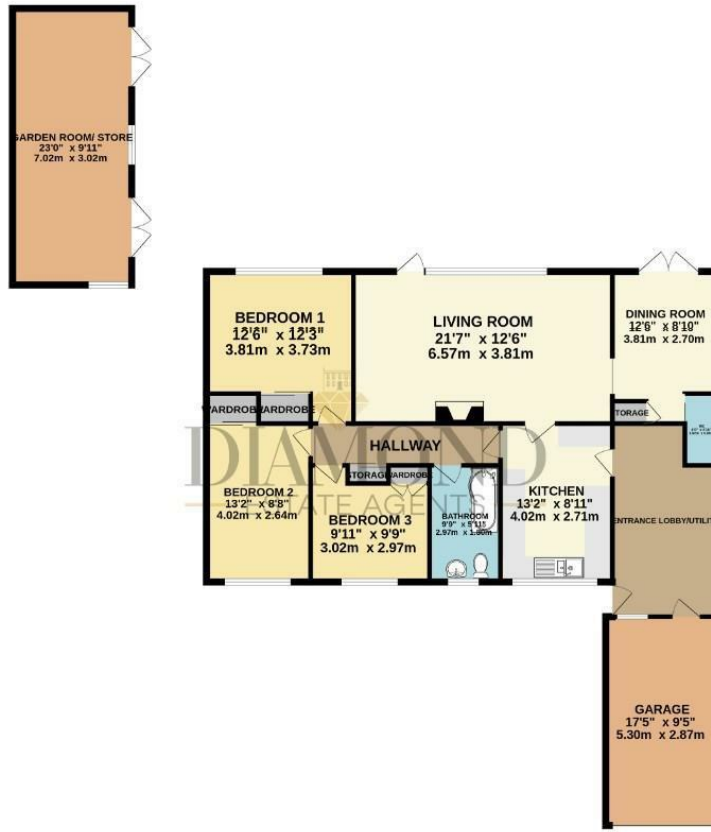
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We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

# Floor Plan

GROUND FLOOR  
1507 sq.ft. (140.0 sq.m.) approx.

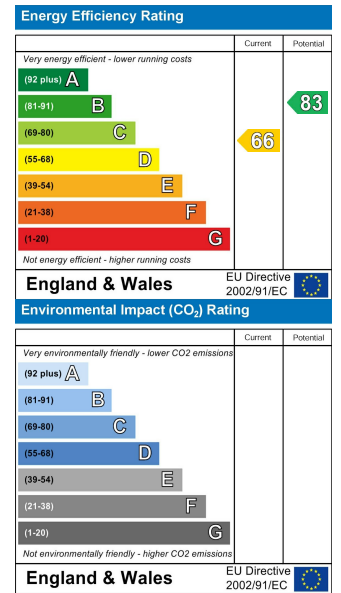


TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2024.

## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.