



20 Victoria Close, Willand, Cullompton, EX15 2PD

Price £410,000

Council Tax: D Freehold

Situated in the highly sought-after area of Willand, this splendid four-bedroom detached house on Victoria Close presents an exceptional opportunity for families seeking a spacious and modern home. Located in what is regarded within the esteemed Uffculme school catchment area.

Upon entering, you are greeted by a welcoming entrance hall that leads to a large integral garage, providing ample storage and convenience. The ground floor boasts a generous sitting room, complemented by a contemporary fitted kitchen/breakfast room, which includes a utility area and cloakroom. The dining room has been thoughtfully extended, creating an open-plan family room that is both light and airy, with French doors that open out to a beautifully landscaped rear garden.

The first floor features a spacious landing that bathes in natural light, leading to four well-proportioned double bedrooms. Bedroom one is equipped with two large built-in double wardrobes and a stylish en suite shower room. Bedroom two, part of the extension, benefits from its own second en suite, while bedroom four offers built-in wardrobe cupboards, ensuring ample storage for all. The family bathroom is well-presented, catering to the needs of a busy household.

Outside, the landscaped rear garden is a true delight, featuring a large lawn area and a patio perfect for entertaining. A convenient side access leads to the front of the property, where a substantial driveway provides parking for multiple vehicles or even a motorhome, all tucked away in a peaceful unoverlooked cul-de-sac position.

Willand Old Village offers a charming community atmosphere, with local amenities including a Post Office, Co-Op, village hall, and a highly regarded primary school. For a wider selection of shops and services, the nearby town of Cullompton or Tiverton is easily accessible, along with excellent transport links to Exeter and Taunton via the M5 motorway and Tiverton Parkway Mainline station leading to Paddington London.



Canopy Entrance Porch

Leading in with a composite entrance door to

Entrance Hall

A welcoming entrance space offering laminate wood flooring, radiator, stairwell leading to first floor landing and doors leading to

Sitting Room

A well presented reception room, fitted with radiator and uPVC double glazed open square bay windows over over looking the drive and entrance area.

Kitchen/Breakfast Room

Fitted with a laminate rolled work surface comprising of a single drainer sink unit with mixer tap over, offering a wide range of cupboards and drawers under and a five ring stainless steel gas hob and matching chimney style cooker hood above, matching eye level cupboards with a built in Neff double oven, space for fridge and space for a tall standing freezer with an area ideal for a small table and chairs. Tiled flooring with archway leading through to storage area/utility area with uPVC double glazed door leading out to the side access passage and rear garden with door leading to.

Cloakroom

A white suite comprising a close coupled low-level w.c., wash hand basin with mixer tap and tiled splashback, radiator, tiled ceramic flooring and uPVC double glazed window to side aspect.

Dining Room

A wonderful reception that could be utilised as a play room offering

laminate wood flooring, radiator, open plan and leading through to

Family Room Area

A dual aspect room benefitting from views over the rear garden that is open plan from the dining room area fitted with laminate wood flooring, radiator and uPVC double glazed windows to rear aspect and patio doors opening and leading onto the rear garden.

First Floor Landing

A light and airy space benefitting from a uPVC double glazed window to side aspect fitted with a spindle balustrade stairwell leading to the first floor landing, airing cupboard, radiator, loft hatch leading to the attic space with doors leading to

Bedroom One

A spacious double bedroom comprising of two large double built-in wardrobe cupboards, radiator, two uPVC double glazed windows to front aspect overlooking the entrance drive area, with t.v. point and door leading to

En Suite Shower Room

A modern white suite comprising of a double walk-in shower cubicle with glass green doors and mains shower over with rain head over. Close coupled low-level w.c., wash hand basin with mixer tap and vanity storage cupboard under, vanity mirror fronted eyelevel cupboard with shaver point, fully tiled walls with LVT flooring and chrome heated towel radiator, extractor fan with uPVC double glazed windows to side aspect.

Bedroom Two

Forming part of the extension built

by the previous property owners a double bedroom offering a radiator and uPVC double glazed windows to rear aspect with door leading to

En Suite Shower Room

An internal shower room comprising of white suite with a walk-in double shower cubicle with glass green sliding doors and an electric Myra shower over, close coupled low-level w.c., pedestal wash hand basin with mixer tap and splash back, laminate wood flooring with chrome heated towel radiator, shelving with inset spotlighting and extractor fan.

Bedroom Three

A good size double bedroom offering laminate wood flooring, dado rail, radiator, t.v. point and uPVC double glazed windows to rear aspect overlooking rear garden .

Bedroom Four

A good size double bedroom with built in wardrobe cupboard, radiator, laminate wood flooring and uPVC double glazed windows to front aspect overlooking the drive entrance area.

Family Bathroom

A white suite comprising of a white suite offering a panelled bath with mixer tap and mains shower over with glass shower screen, pedestal wash hand basin with mixer tap, close coupled low-level w.c., chrome heated towel radiator, part tiled with LVT flooring, shaver point, inset spot lighting and uPVC double glaze windows to rear aspect.

Garage

Offering an up and over door to front aspect with wall mounted Worcester boiler servicing hot water and heating with space for appliances and light and power.



Rear Garden

Landscaped to offer a large patio area ideal for alfresco dining with raised area laid to lawn enclosed with sleepers and timber fencing, hard standing to rear ideal as a barbecue area with flowerbeds and store shed, pathway leading to side access and gates with door leading to family room.

Side Entrance

Offering a hardstanding patio pathway leading in with entrance gate to the utility door and rear garden.

Front Garden and Parking

To the front, there is a large tarmac drive area offering off road parking for numerous vehicles extending to a shingle stone area, providing further off road parking if required situated in a cul de sac position leading to the entrance door and garage.

Property Information

Extension to rear carried out by the previous property owners in 2004
Entrance door and uPVC double glazing installed 2018
New boiler installed February 2021 and serviced annually, last serviced February 2025.
New hot water installed pump 2024
Seller note, the electric fire place and surround is not a permanent fixture and the sellers reserve the right to remove it from the property upon completion of sale.
RIGHT OF WAY ACCESS - The entrance drive is shared with the immediate neighbour and the property owns a right of way for access to the property, it is understood their may be a shared cost for maintenance of the tarmac drive.

Mains Gas and Electric
Mains Water and sewage.
Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT & Sky

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.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

What3Words Property Location

Locate the property using the What3Words app using [///mimics.acclaim.wriggled](https://www.what3words.com/)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

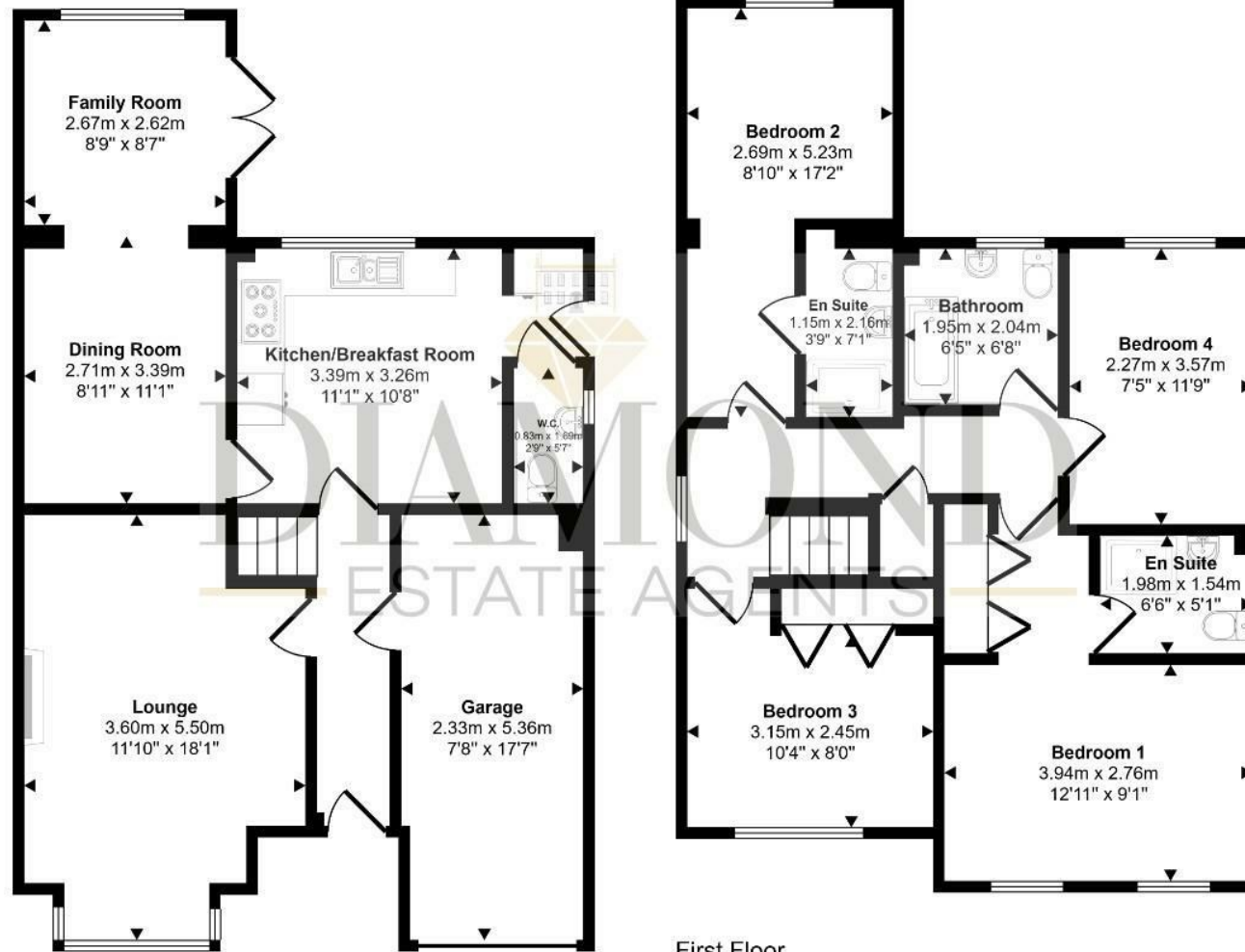
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.



Approx Gross Internal Area
132 sq m / 1425 sq ft



Ground Floor
Approx 68 sq m / 727 sq ft

First Floor
Approx 65 sq m / 698 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.