



Offers In Excess Of £250,000

2 Bedroom Semi-Detached House for sale  
13 Beech Close, Willand, Cullompton





## Overview

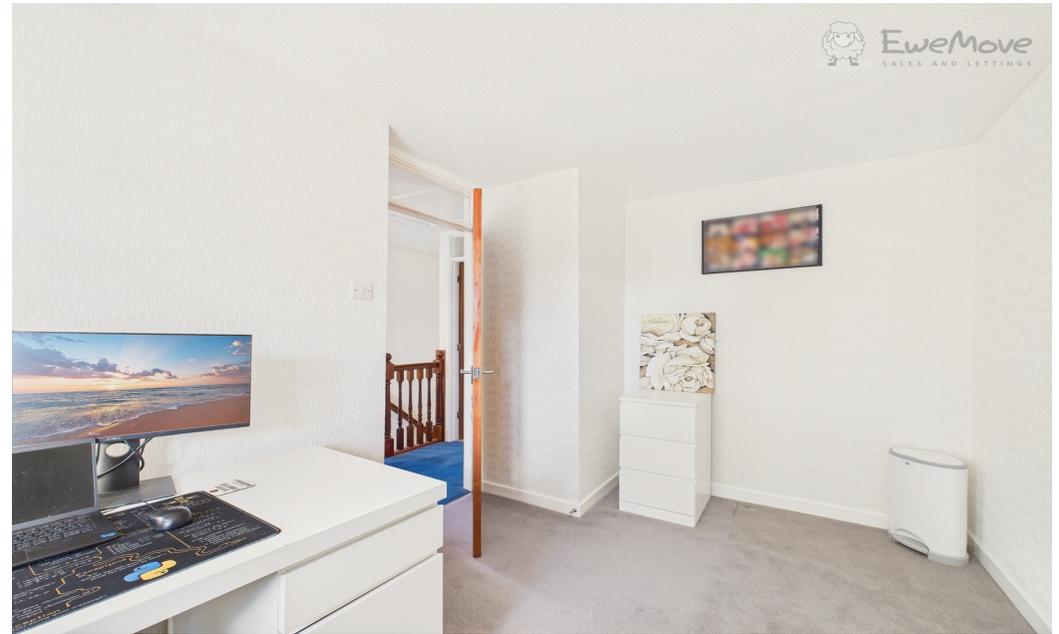
Welcome to 13 Beech Close, located within a popular residential area of the picturesque village of Willand.

Situated within a quiet cul-de-sac, this extended, 2-bedroom semi-detached home property boasts a covered carport, a garage and parking for multiple vehicles. With the potential to extend further with extra bedroom space (STPP), this home provides a great opportunity to add space and value.



## Key Features

- EXTENDED - 2 BED SEMI-DETACHED
- POTENTIAL TO EXTEND FURTHER
- QUIET CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EARLY VIEWING ADVISABLE - CALL 24/7
- CALL OR EMAIL FOR VIRTUAL TOUR
- WHAT3WORDS: ///pigtails.small.gripes





Welcome to 13 Beech Close, located within a popular residential area of the picturesque village of Willand. Situated within a quiet cul-de-sac, this extended, 2-bedroom semi-detached home property boasts a covered carport, a garage and parking for multiple vehicles.

## GROUND FLOOR

Welcoming you into your new home is a convenient entrance porch, perfect for storing boots and coats when returning from long walks across the beautiful Blackdown hills.

Moving into the hallway, you'll find the stairs to the 1st floor accommodation, but to the left is the heart of this home, a spacious open-plan lounge & dining area, with room for both sofas and a large dining table; this is a great space for entertaining family and friends.

The kitchen, featuring a large breakfast bar has ample storage & worksurfaces; with integrated appliances including a fridge freezer, double oven & hob, you'll soon be creating culinary delights or cooking up a family roast. Completing the ground floor is a large under-stairs storage cupboard, a conveniently located wc and internal access to the garage and utility area.

## UPSTAIRS

Moving upstairs, you will find 2 bedrooms; the king-size master bedroom has built-in wardrobes and a bay window. The 2nd bedroom, a small double, has recessed space for a wardrobe and would be perfect for a home office or nursery.

The modernised light and airy bathroom benefits from a P-shape bath with fitted shower, sink, wc and chrome towel rail. Completing the accommodation is the airing cupboard and access to loft space providing additional storage.

## IN THE GARDEN

The enclosed garden has a convenient patio area, lawn and a garden shed; basking in sunlight well into a summers evening, this is the perfect spot for entertaining guests for BBQs or those tranquil moments with a good book and a glass of wine.



## AROUND THE LOCAL AREA

Beech Close is located within a popular residential area of Willand and is close to many local amenities, popular walks and for the sportier amongst us, the National Cycle Route No.3 passes through the village.

Nestled in the beautiful Culm Valley and just a stone's throw from the stunning Blackdown Hills National Landscape, this charming Devon village is perfect for those wishing to escape from the hustle and bustle of modern day living, but remain close enough to the local market towns of Tiverton & Cullompton.

Conveniently located just off the B3181 (the OG A38), Willand is easily accessed from both junctions 27 and 28 of the M5 providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of the London can be reached within 2 hours.

# Floorplans



**Approximate total area<sup>(1)</sup>**  
58.1 m<sup>2</sup>  
624 ft<sup>2</sup>

**Reduced headroom**  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

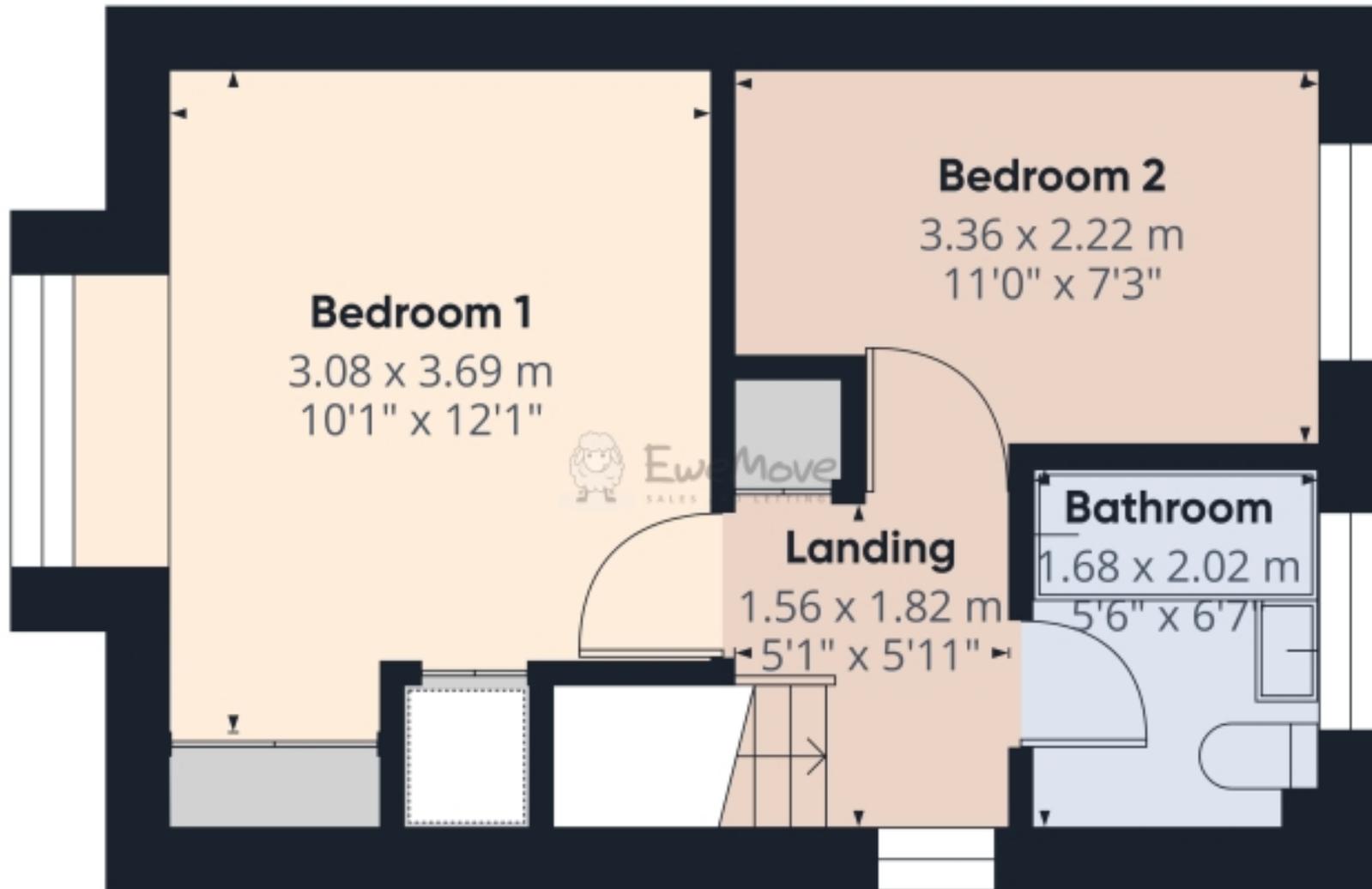
Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFI360**

Floor 0

# Floorplans



Approximate total area<sup>(1)</sup>

26 m<sup>2</sup>  
281 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES&O

Floor 1

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Tiverton

01884 219109 (24/7)  
tiverton@ewemove.com



**EweMove**  
SALES AND LETTINGS