



1 Pearmain Close, Willand

Guide Price **£360,000**

1 Pearmain Close

Willand, Cullompton

Spacious 3-bed home with extended kitchen, conservatory, en-suite, garage, parking, and landscaped gardens. Close to village amenities, schools, and transport links. Ideal for families. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended three-bedroom family home in a popular village location.
- Spacious lounge/dining room with feature fireplace.
- Bright conservatory with doors opening onto the rear garden.
- Extended L-shaped kitchen fitted with a range of integrated appliances.
- Ground floor cloakroom
- Principal bedroom with fitted wardrobes and en-suite shower room.
- Two further well-proportioned bedrooms.
- Attractive, enclosed rear garden with a desirable north-westerly aspect.
- Driveway parking for two vehicles and a single garage with power and lighting.
- Conveniently located for local amenities, Tiverton Parkway railway station and M5 motorway access.



Upon entering the property, you are welcomed into a spacious entrance hallway with stairs rising to the first-floor landing. Cleverly designed under-stairs storage cupboards provide excellent practical space, whilst attractive laminate flooring flows throughout. Doors lead to the principal ground floor rooms.

The cloakroom is fitted with a modern white suite comprising a concealed cistern low-level WC and vanity wash hand basin with mixer tap and storage cupboard beneath. Additional features include a radiator, tiled splashbacks and extractor fan.

The generous lounge/dining room enjoys a pleasant outlook over the front garden through a large window to the front aspect, whilst sliding patio doors lead seamlessly into the conservatory. The lounge area benefits from a radiator, television point and an attractive fireplace with marble-effect surround and hearth serving as a focal point. The dining area provides ample space for entertaining and family dining.

A particular feature of the property is the extended kitchen, thoughtfully enlarged by the current owner to create a spacious L-shaped layout. Fitted with a comprehensive range of modern wall and base units, drawers and work surfaces incorporating a single drainer sink unit with mixer tap. Integrated appliances include a fridge, freezer, washing machine, dishwasher, induction hob and eye-level electric oven. Further benefits include tiled flooring, a window to the side aspect and a door providing access to the side pathway.

The conservatory enjoys windows to the side and rear aspects, flooding the room with natural light, whilst double doors open directly onto the rear patio, creating an ideal space for relaxing and entertaining.

The first-floor landing benefits from a side aspect window allowing natural light to flood the area, together with an airing cupboard and loft access. Doors lead to all first-floor accommodation.

Bedroom One is a well-proportioned double room with a window overlooking the front aspect. Fitted mirror-fronted sliding wardrobes provide excellent hanging and shelving space. A door leads through to the en-suite shower room.

The en-suite is fitted with a contemporary white suite comprising a low-step shower cubicle with mains-fed shower, low-level WC and pedestal wash hand basin. Further features include a heated towel rail, shaver point, extractor fan and obscured glazed window to the side aspect.



Bedroom Two is another comfortable double bedroom enjoying views over the rear garden and benefiting from built-in mirror-fronted wardrobes with hanging rails and shelving.

Bedroom Three overlooks the front aspect and is currently utilised as an art room, although it would equally make an ideal guest bedroom, nursery or home office.

The family bathroom is fitted with a modern white suite comprising a panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Additional features include tiled splashbacks, heated towel rail, extractor fan, shaver point and attractive tiled-effect flooring.

The property is approached via a paved pathway leading to a covered entrance vestibule. The attractive front garden has been designed for ease of maintenance, being predominantly laid to gravel and beautifully stocked with a wide variety of mature plants and shrubs, creating a colourful and welcoming first impression.

A private driveway provides off-road parking for two vehicles and leads to the single garage, which benefits from an up-and-over door, power, lighting and useful eaves storage.

Gated side access leads to the enclosed rear garden, where a paved patio provides the perfect setting for outdoor dining and entertaining whilst enjoying the afternoon and evening sunshine. The remainder of the garden is laid to lawn with established flower and shrub borders, offering an attractive and manageable outdoor space. An outside tap is also provided.

The rear garden enjoys a desirable north-westerly aspect, making the most of the afternoon and evening sun.

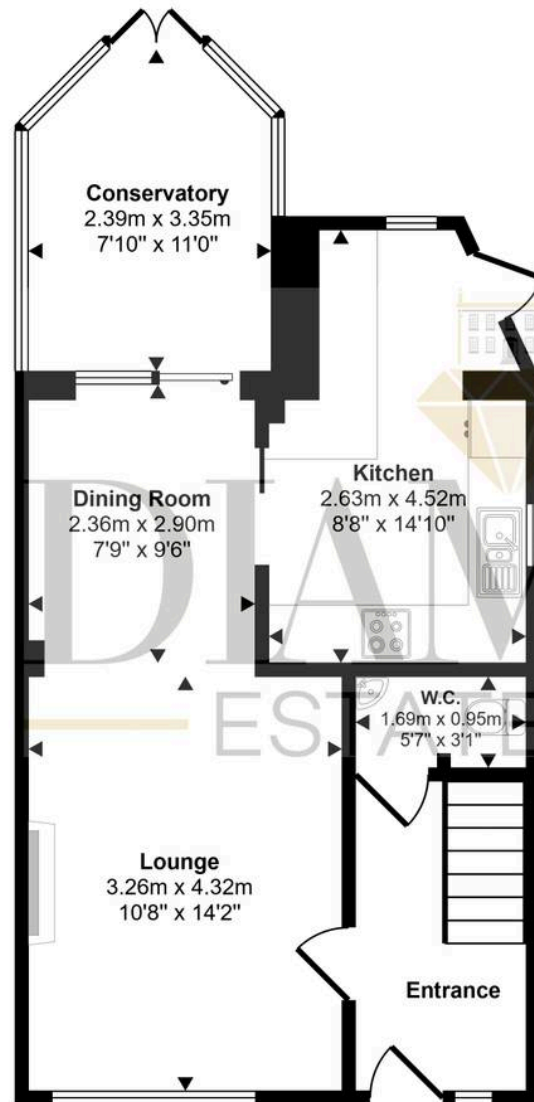
The property is situated close to the historic old village centre of Willand, with its church, village shop/post office and bus stop all within easy reach. Further village amenities include a well-regarded primary school, mini markets, service station, public house and village hall.

Nearby Uffculme offers an Ofsted-rated 'Outstanding' secondary school together with a popular primary school, making the area particularly attractive for families.

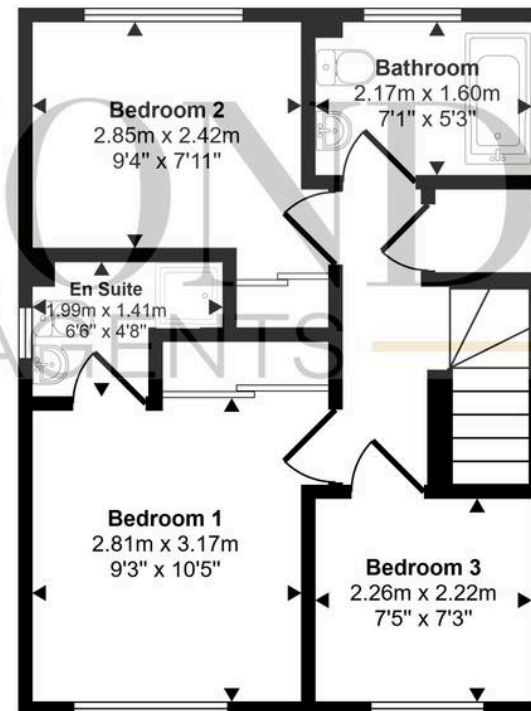




Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft



First Floor
Approx 37 sq m / 402 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.

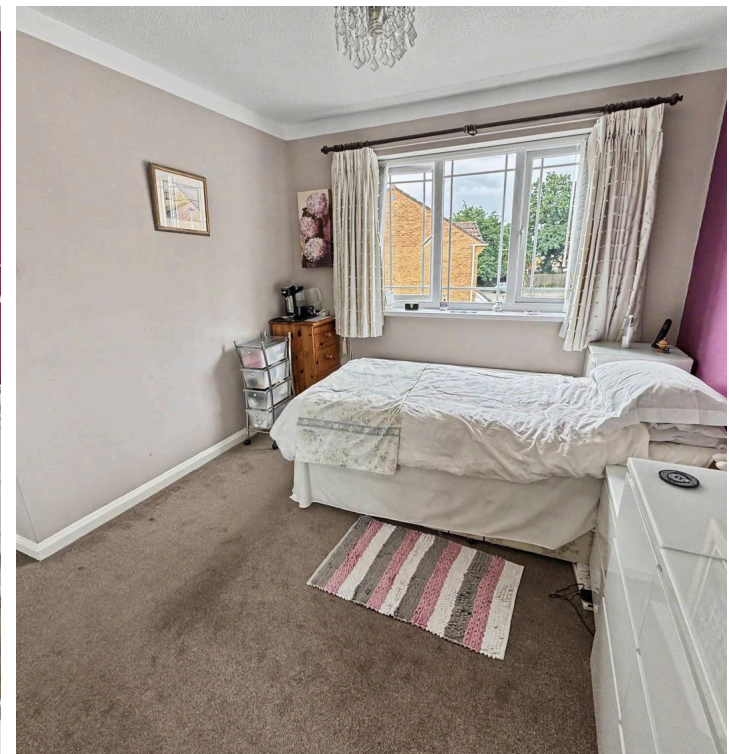
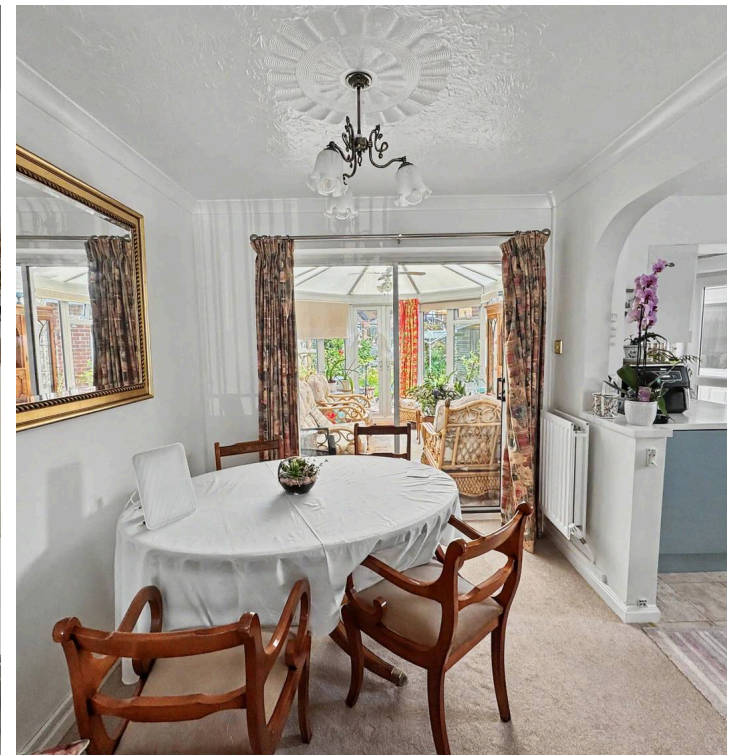
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