

Guide Price £585,000



## Elmscroft, Willand Old Village, Willand, Cullompton, Devon, EX15 2RL

- No onward chain
- Bedroom 1 downstairs with en suite bath/shower room
- Spacious conservatory extension,
- Utility room and downstairs cloakroom
- Generous garage and parking
- 3 large double bedrooms
- Impressive, large sitting/dining room with fireplace
- Kitchen/breakfast room
- First floor family bathroom
- Extensive garden and swimming pool

**Sales, Lettings, Mortgages:**

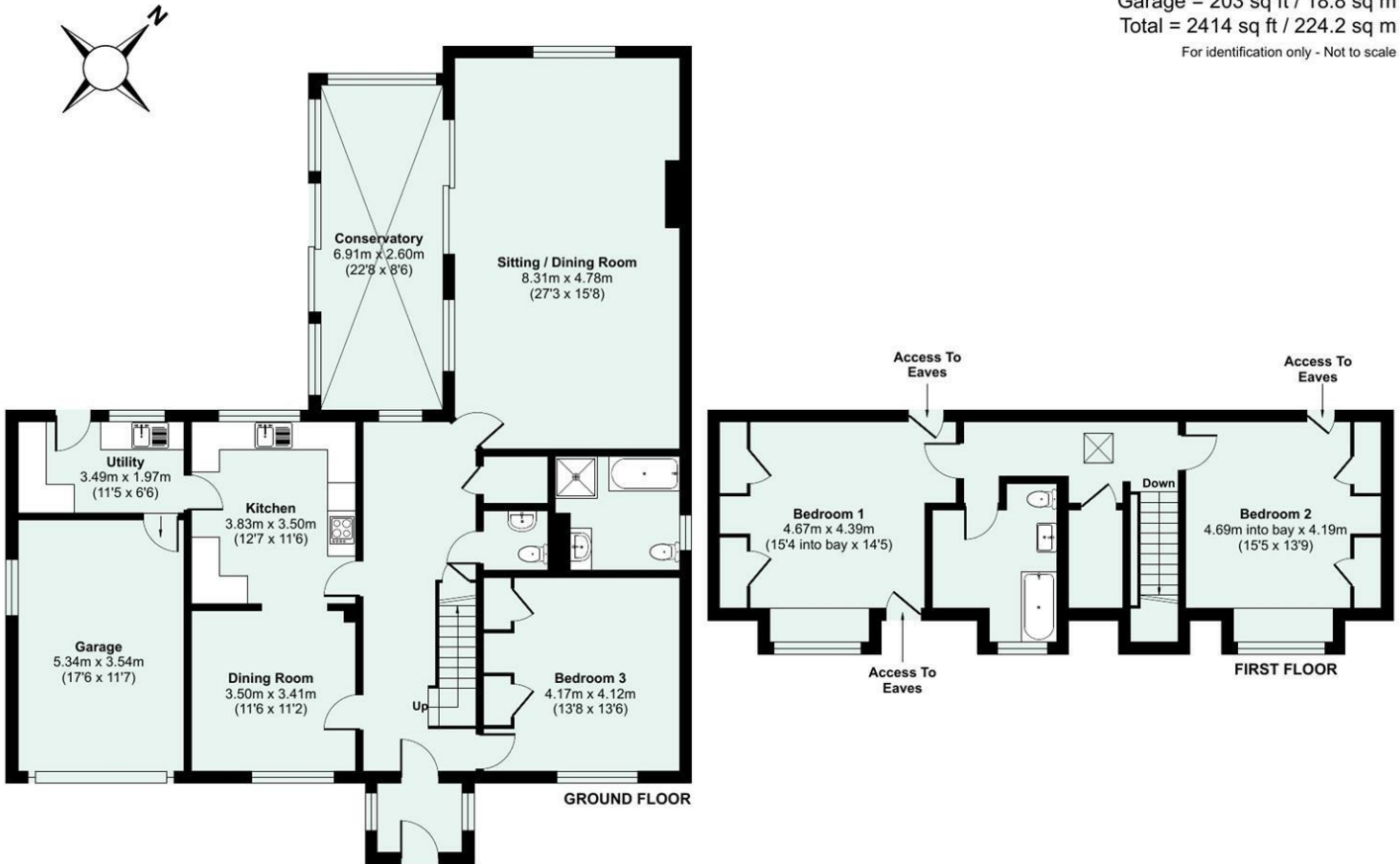
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



\*Watch the Seddons Video Tour\*

A very spacious, detached chalet bungalow requiring updating, with an extensive garden and the possibility of a potential building plot. Lying in the popular Old Village of Willand, a short step from the bus stop, shop and church. Quick access to both Junctions 27 & 28 of the M5 and Tiverton Parkway Station (London Paddington in 2 hours).

Approximate Area = 2211 sq ft / 205.4 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 2414 sq ft / 224.2 sq m  
 For identification only - Not to scale



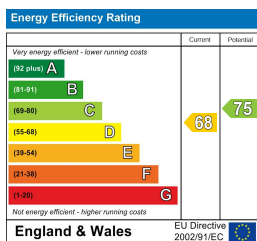
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Seddon Estate Agents LLP. REF: 1358333



## Council Tax Band

F

## EPC Rating



## Viewings

Viewings by arrangement only. Please call 01884 32100 to make an appointment.