



Guide Price £250,000

seddon's



10 The Gables, Willand, Cullompton, EX15 2FE

- Modern semi detached home
- Kitchen with integrated appliances
- Downstairs cloakroom
- En-suite & family bathroom
- Walking distance to primary school and bus services
- Cul-de-sac position
- Large living/dining room with patio doors
- Three good sized bedrooms
- Private level rear garden with side gate
- No onward chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



10 The Gables, Cullompton EX15 2FE

A modern semi-detached house in an attractive small development, a short walk from the primary school and local amenities. A perfect location for commuting, with a nearby bus stop, Junctions 27 and 28 of the M5 and the Tiverton Parkway Station a short drive away. No onward chain.



Council Tax Band: C



LongDescription

Situated on a small development in the centre of Willand and nicely tucked away at the end of a cul de sac, with no passing traffic at the front.

Downstairs offers light and airy accommodation with the benefit of practical quality laminate flooring in the sitting room and hallway. The kitchen is fitted with white gloss units, with integral appliances and ceramic tiled flooring. The cloakroom is opposite, with a white suite.

At the rear, the sitting/dining room is a generous size, with patio doors, ideal for enjoying the garden in the summer.

Upstairs, there are three bedrooms, two doubles and a single, with the largest room having an en suite shower room. From the landing, the family bathroom is fitted with a white suite, including a bath, with shower over and glazed screen.

On approach to the house, there are two side by side parking spaces to the left. A gate adjacent to the house provides access to the rear garden, which is laid with gravel surrounded by shrub borders and a storage shed.

Services: Mains electricity, water, drainage and gas.

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council

Willand has a good range of local amenities, including a post office/shop, primary school (Ofsted rated 'Good' in all areas), mini markets, a service station, pub and village hall. The nearby village of Uffculme has an Ofsted rated 'Good/Outstanding' secondary school and popular primary school.

Willand lies within easy reach of the more extensive services of Cullompton and Tiverton and Junctions 27 and 28 of the M5 motorway can be quickly accessed. Regular bus services also pass through Willand and there are trains from Tiverton Parkway station (London Paddington in around 2 hours).

Junction 28 M5/Cullompton c. 3 miles

Exeter c. 17 miles

Junction 27 M5/Tiverton Parkway c.3 miles

Exeter Airport c. 16 miles

Taunton c. 22 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS:

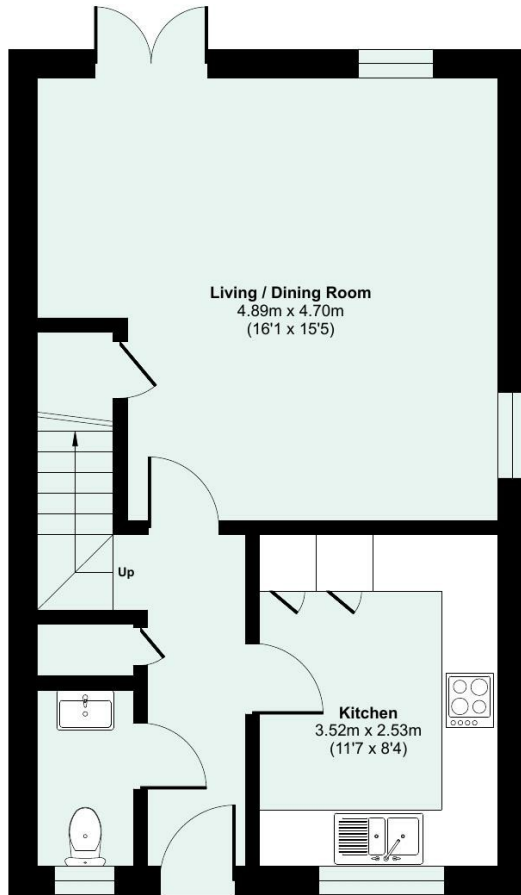
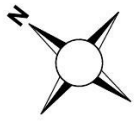
Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

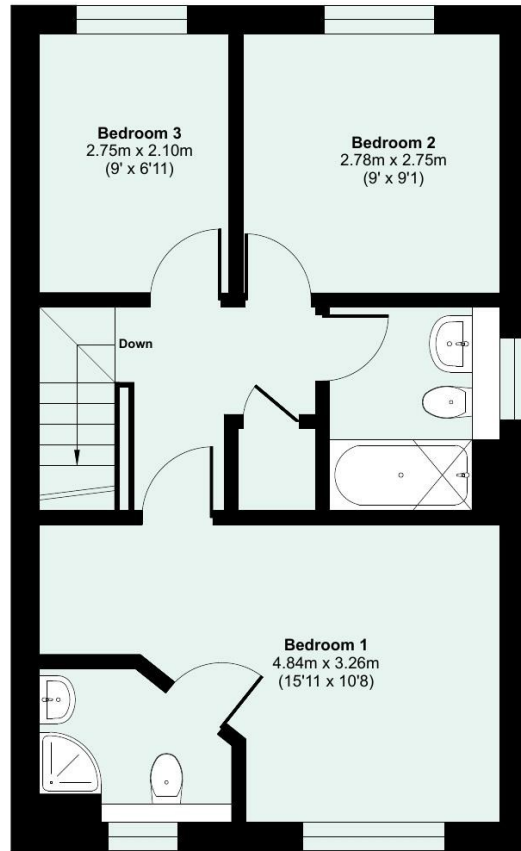
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	90
(69-80) C			
(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	

Approximate Area = 882 sq ft / 81.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1477769

