



**South View Close, Willand Cullompton EX15 2QP**

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## South View Close, Willand Cullompton

Located in the village of Willand you will find this three-bedroom end of terrace home offered to the market with NO ONWARD CHAIN. The accommodation comprises of a spacious lounge, kitchen/diner, conservatory and modern family bathroom. Front & rear gardens, off road parking and garage.

### Description

Offered to the market with no onward chain is this three-bedroom end of terrace home situated in a tucked away position in South View Close. A pathway leads to the front of the property and greeted by a low maintenance front garden. On entering the property there is a spacious lounge and a kitchen/ diner to rear. Completing the downstairs accommodation is a useful conservatory extending the living space, patio doors open out the rear garden. Upstairs there are three bedrooms, two of which are doubles and one single. These bedrooms are serviced by modern bathroom. Externally the property benefits from a low maintenance rear garden which is fully enclosed and a gate leading to the rear. The property further benefits from allocated off road parking and a single garage.

If you like what you see, contact Fox & Sons today to arrange an internal viewing.

### Entrance Hall

Double glazed door to front. Radiator, stairs to first floor.

### Lounge

11' 5" Max x 15' 2" ( 3.48m Max x 4.62m )  
Double glazed window to front. Understairs cupboard, two radiators, TV and telephone point.

### Kitchen/ Diner

14' 8" Max x 15' 2" Max ( 4.47m Max x 4.62m Max )  
Double glazed door and window to rear as well as sliding doors into the conservatory. The kitchen is equipped with a range of wall and base units with worktop over. Ceramic one and half bowl sink and drainer. Extractor hood. Space for washing machine, fridge/freezer and cooker.

### Conservatory

9' 1" x 7' 7" ( 2.77m x 2.31m )  
Double glazed windows to rear and side. Patio doors to side leading to garden. Fitted blinds throughout, radiator.

### Landing

Doors to all rooms. Cupboard housing the central heating boiler. Loft hatch.

### Bedroom One

13' 6" Max x 8' 6" ( 4.11m Max x 2.59m )  
Double glazed window to front, radiator and TV aerial.





### **Bedroom Two**

10' 7" Max x 8' 6" ( 3.23m Max x 2.59m )  
Double glazed window to rear, radiator and TV point.

### **Bedroom Three**

8' x 5' 11" ( 2.44m x 1.80m )  
Double glazed window to front, radiator.

### **Bathroom**

Double glazed window to rear. Jacuzzi bath with shower attachment and shower over. Fully tiled, WC, wash hand basin, heated towel rail.

### **Front Garden**

Laid to stones, path to front door. Gas bottles to side of the property.

### **Rear Garden**

The rear garden is low maintenance laid to patio and hard standing. Water tap and back gate providing access to a path leading to the parking and garage.

### **Off Road Parking**

Allocated parking

### **Garage**

Up and over door. Located in a block. Power and light.

### **Location**

Willand has a full range of other amenities including an excellent primary school, mini markets, a service station and pub.

The village 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, both less than 3 miles away.

Regular bus services also pass through Willand and there are trains from Tiverton Parkway station, near Junction 27 of the M5 (Paddington in around 2 hours).

### **Services**

The property is heated by Calor gas bottles.



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## South View Close, Willand Cullompton

- Three Bedroom End Of Terrace Home
- Front Aspect Lounge
- Kitchen/ Diner
- Conservatory
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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