



**Market Place, Willand Cullompton EX15 2RZ**



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## **Market Place, Willand Cullompton**

Viewings are advised on this semi-detached two bedroom home located in Willand. The accommodation is well presented and in brief includes, two double bedrooms. A modern kitchen, spacious lounge and cloakroom. Rear enclosed garden and off road parking. NO ONWARD CHAIN.

### **Description**

Located in the popular village of Willand is this beautifully presented two-bedroom home which is offered to the market with NO ONWARD CHAIN. On entering this property is a hallway leading to a modern fitted kitchen, there is a good size lounge with patio doors to the garden. The ground floor is completed by a cloakroom. On the first floor are two double bedrooms and a family bathroom. Externally this property has a good size rear enclosed garden. To the front of the property is off-road parking for two cars and access to the rear garden. This property further benefits from gas central heating and double glazing.

### **Entrance Hall**

UPVC door to front and doors to all rooms. Stairs to first floor, telephone point.

### **Cloakroom**

Wash hand basin, WC, partially tiled, extractor fan.

### **Lounge/Diner**

14' 9" Max x 13' Max ( 4.50m Max x 3.96m Max )  
Double glazed patio doors to rear. TV point and radiator.

### **Kitchen**

9' 10" Max x 6' 10" Max ( 3.00m Max x 2.08m Max )  
Double glazed window to front. The modern fitted kitchen is equipped with a range of wall and base units with worktop over and partially tiled. One bowl stainless steel sink, oven, gas hob and extractor fan. Wall hung boiler, space for washing machine and fridge/freezer.

### **Landing**

Doors to all rooms. Loft hatch.

### **Bedroom One**

10' 8" x 11' 2" ( 3.25m x 3.40m )  
Double glazed window to rear. Built in wardrobes, radiator.

### **Bedroom Two**

6' 11" x 13' 4" ( 2.11m x 4.06m )  
Double glazed window to front, radiator.

### **Bathroom**

Double glazed window to front. Bath with shower attached, wash hand basin, WC, partially tiled, extractor fan and radiator.





### **Rear Enclosed Garden**

The rear enclosed garden is mainly laid to lawn and patio. A large shed located at the rear which has power and light. Side gate providing access to the front.

### **Off Road Parking**

Two parking spaces to front.

### **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).



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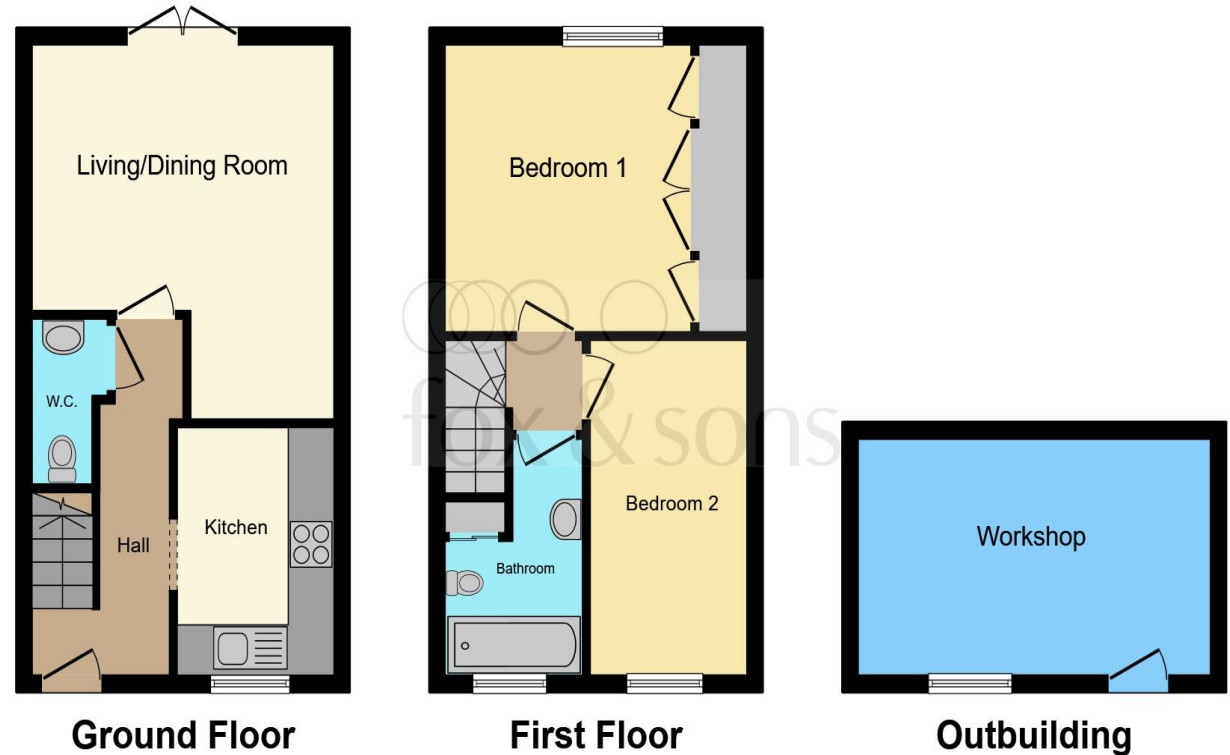
- Two Bedroom Semi Detached Home
- Modern Kitchen
- Two Double Bedrooms
- Cloakroom
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£210,000**



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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