

Guide Price £210,000



11 Aspen Close, Willand, Cullompton, EX15 2ST

- Two double bedrooms with fitted wardrobes
- Well appointed kitchen with appliance spaces
- Generous garage
- Gas central heating & double glazing
- Quiet position with open outlook
- Spacious open plan living/dining room & kitchen
- Modern bathroom
- Driveway parking
- New carpets & redecorated throughout
- Close to M5 & Tiverton Parkway

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



11 Aspen Close, Cullompton EX15 2ST

A well positioned coach house offering spacious open plan accommodation with two double bedrooms, excellent storage, garage and parking. Fully re-decorated with new carpets throughout. No onward chain.



Council Tax Band: B



A private entrance leads up to the first floor accommodation. The living/dining room/kitchen offers a spacious dual aspect living area with double windows to the front with an arch to the kitchen. The kitchen is fitted with an ample array of units and work surfaces with appliance spaces and built in oven with gas hob and chimney extractor. An airing cupboard provides useful storage on the landing. Two double bedrooms benefit from built in double wardrobes with a family bathroom fitted with a modern white suite and shower over the bath. A generous garage with driveway parking in front offers excellent storage and incorporates a large understairs cupboard. Services: Mains gas, electricity, water & drainage Tenure: Freehold Council Tax: B Local Authority: Mid Devon District Council The property is well located within a quiet cul-de-sac position on the edge of the village. Willand has a good range of local amenities, including a post office/shop, an excellent primary school, mini markets, a service station, pub and village hall. The

nearby village of Uffculme has an Ofsted rated '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 (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

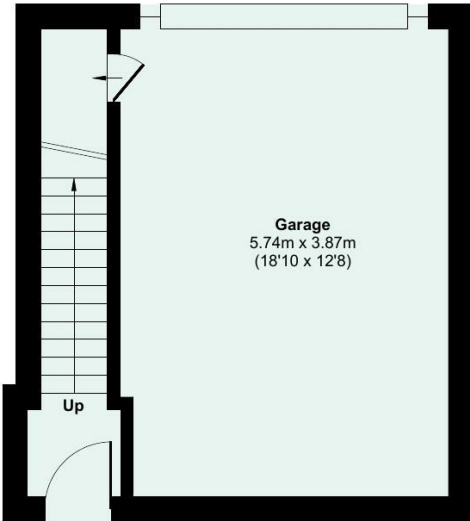
Viewings

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

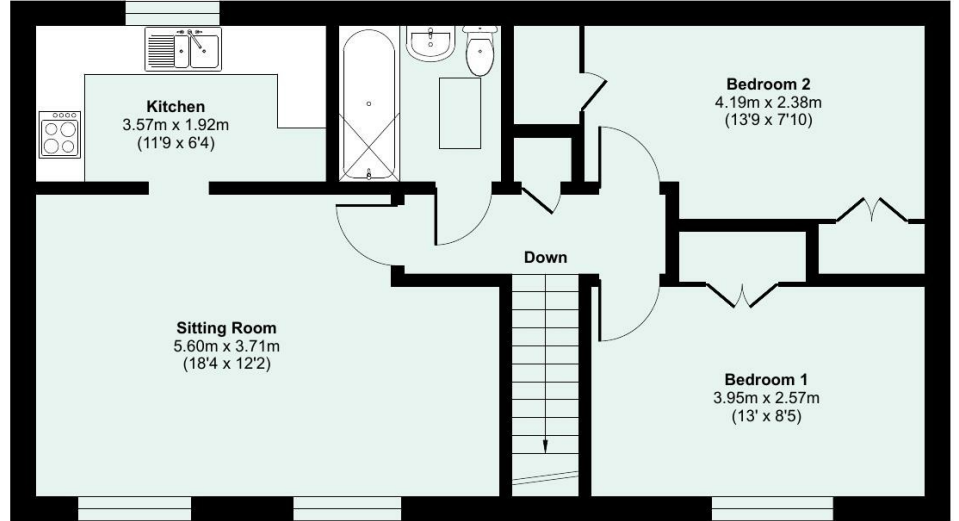
EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 74 |
| (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 = 733 sq ft / 68 sq m
Garage = 247 sq ft / 22.9 sq m
Total = 980 sq ft / 90.9 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: 1484439



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