



FLAGSTONES  
PROPERTY GROUP



Flat 22, 231 Willand Road, Cullompton, EX15 1XY  
£245,000



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**£245,000**

Foxglove Place - Designed for the over-60s, Foxglove Place combines independent living with first-class facilities, including a stylish homeowners' lounge at the social heart of the development, beautiful landscaped gardens, a mobility scooter store and a guest suite for visiting family. A House Manager oversees the smooth day-to-day running, and a 24-hour emergency call system offers complete peace of mind. With regular coffee mornings, quiz nights and seasonal events, it's easy to make friends - though residents are free to join in as much or as little as they wish.

A beautifully presented two-bedroom ground floor retirement apartment with direct access from the living room onto a private patio and the landscaped communal gardens.

The bright, dual-aspect living room features a modern electric fireplace and opens straight onto the patio. The contemporary kitchen offers a full range of integrated appliances, while both double bedrooms are well proportioned - the master with a walk-in wardrobe and the second ideal as a guest room, dining room or study. A modern shower room provides level-access bathing, and the property comes with its own privately owned parking space.

The Local Area - Set in the tranquil Culm Valley, the award-winning market town of Cullompton is surrounded by the Blackdown Hills Area of Outstanding Natural Beauty, with the city of Exeter close by. The development sits just 0.2 miles from the town centre, with supermarkets and amenities within easy reach.

Tenure & Charges - Leasehold, 999 years from January 2023, no ground rent. Service charge £5,678.03 per annum (to 31/08/2026), covering the House Manager, buildings maintenance, 24-hour call system, communal heating and lighting, buildings insurance and more.

**Description**



**Situation**

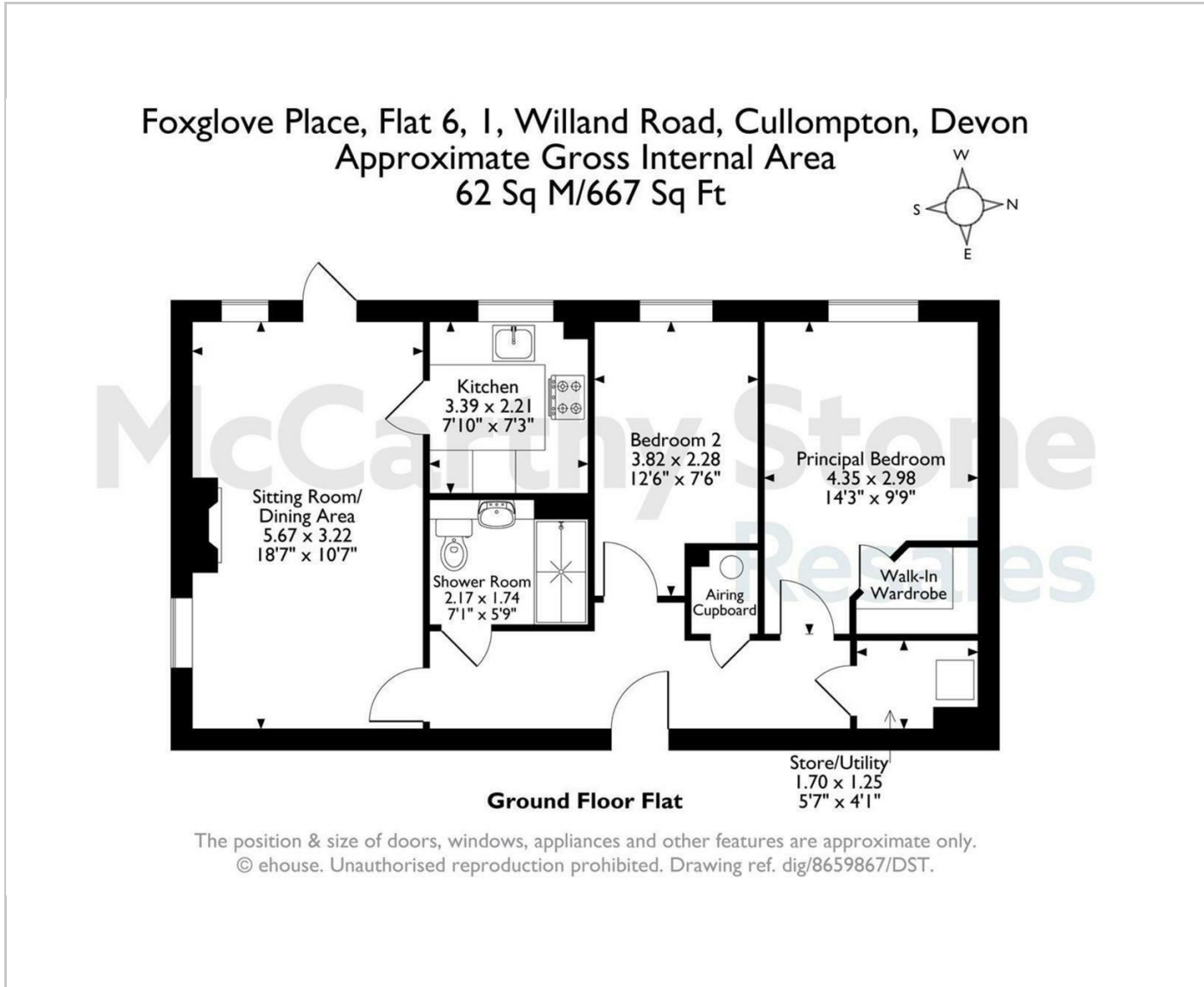


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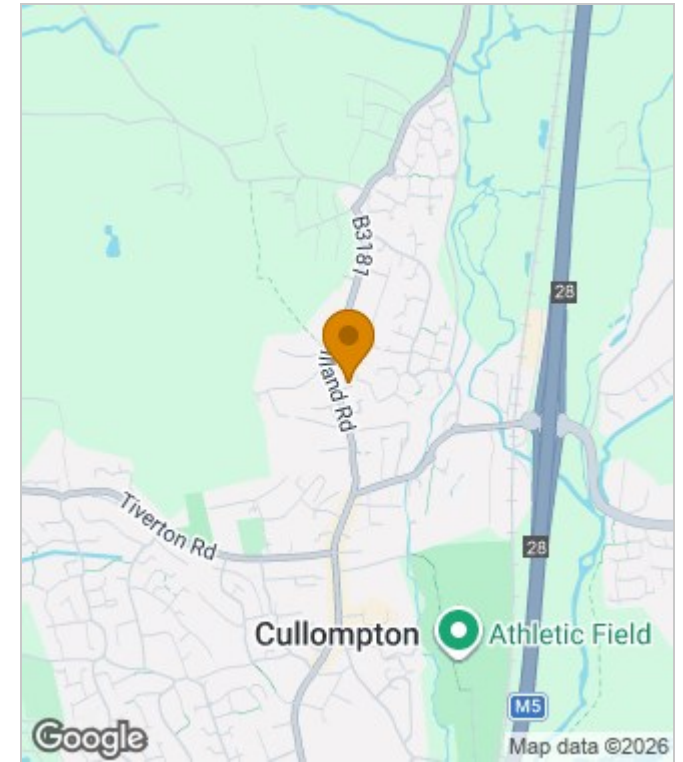
Council Tax Band:

Available:

## Floor Plans



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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