

Guide Price £315,000



## 2A Oak Crescent, Willand, Cullompton, EX15 2SS

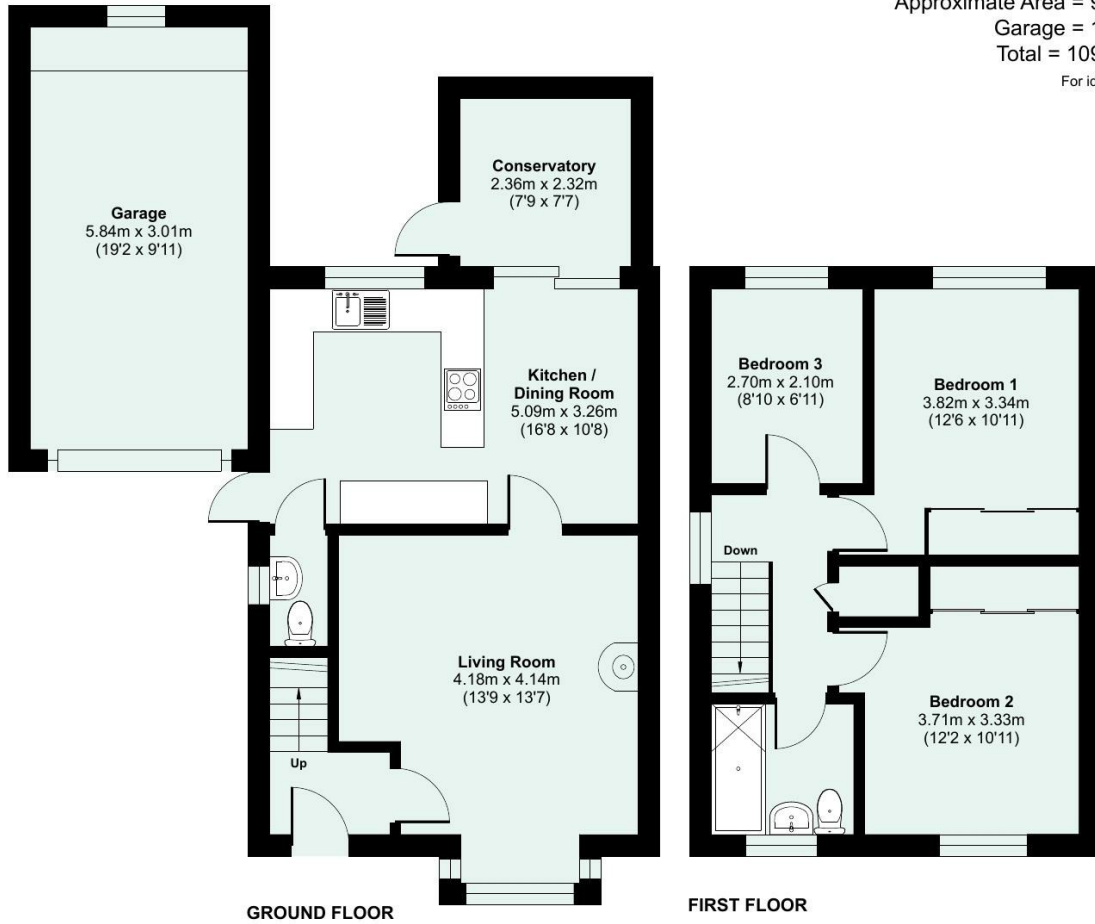
- Contemporary, well-presented accommodation
- Sitting room with wood burner
- Conservatory/playroom extension
- Family bathroom with white suite
- Parking for two cars and a garage
- 3 bedrooms, two doubles and a single
- Large, modern kitchen with dining area
- Downstairs cloakroom
- Gas central heating and uPVC double glazing
- Southerly facing, sunny rear garden

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

\*Watch the Seddons Video Tour\*

A three bedroom, detached house in excellent order throughout with a conservatory extension, private, sunny garden, garage and parking. Quick access to bus services, the primary school and the motorway for commuting.



Approximate Area = 906 sq ft / 84.1 sq m  
Garage = 189 sq ft / 17.5 sq m  
Total = 1095 sq ft / 101.6 sq m  
For identification only - Not to scale



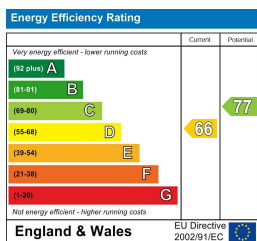
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Seddon Estate Agents LLP. REF: 1470228



## Council Tax Band

D

## EPC Rating



## Viewings

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