

Guide Price £235,000



26 Park Street, Willand, Cullompton, EX15 2PT

- No onward chain, ready to modernise
- Sitting room with fireplace
- Family shower room with large shower cubicle
- Oil fired central heating and uPVC double glazing
- Large, level lawn garden with sheds
- 3 bedrooms, two doubles and a generous single
- Kitchen with freestanding, electric cooker
- Downstairs cloakroom and boiler cupboard
- Off street parking for at least two cars
- Convenient village location with nearby bus stop

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



26 Park Street, Cullompton EX15 2PT

Watch the Video Tour

A perfect opportunity to remodel and update a semi-detached, family home with plenty of parking and a large garden. Quick access to local amenities, bus services and the motorway for commuting.



Council Tax Band: B



This semi-detached house was built by the local authority in the the early 1950's and has been a well-loved family home over the years. Whilst clean and tidy and offering comfortable accommodation, many may wish to update the accommodation in their own taste and with the size of the plot, there is also potential to extend, subject to relevant consents.

The house is perfect for a young family, with a kitchen/dining room overlooking the garden and with a side lobby with a downstairs cloakroom and door to the parking area and rear garden. The adjoining sitting room leads to the front hall with stairs to the first floor, with three well-proportioned bedrooms, and the family shower room with a modern, large shower cubicle.

Outside, there is plenty of parking to the side of the house and an easy to maintain front garden. The rear garden is principally laid to level lawn and is a great area for children to let off steam or for the keen gardener to fence and landscape in their own style.

Utilities

Services: Mains electricity, water and drainage. Private oil tank for the central heating.



Council Tax: Band B
Local Authority: Mid Devon District Council
Tenure: Freehold
Estate maintenance charge: not applicable.

Willand

Park Street lies a short walk from the bus stop and One-Stop mini market and Willand has other popular local amenities including the primary school, Co-op and a service station, pub and village hall. The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas.

Regular bus services run through the village serving the local area and the market towns of Tiverton and Cullompton are a short drive away. Taunton and Exeter are convenient, via Junctions 27 and 28 of the M5 and nearby Tiverton Parkway Station with, regular services to London Paddington (around 2 hours), is less than ten minutes' away.

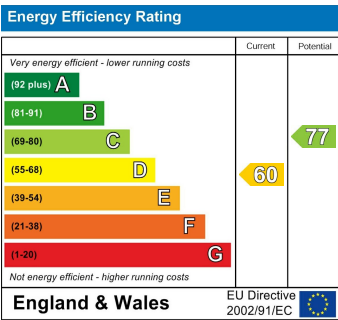
Junction 28 M5/Cullompton c. 3 miles
Exeter c. 17 miles
Junction 27 M5/Tiverton Parkway c.3 miles
Exeter Airport c. 16 miles
Taunton c. 22 miles

Directions

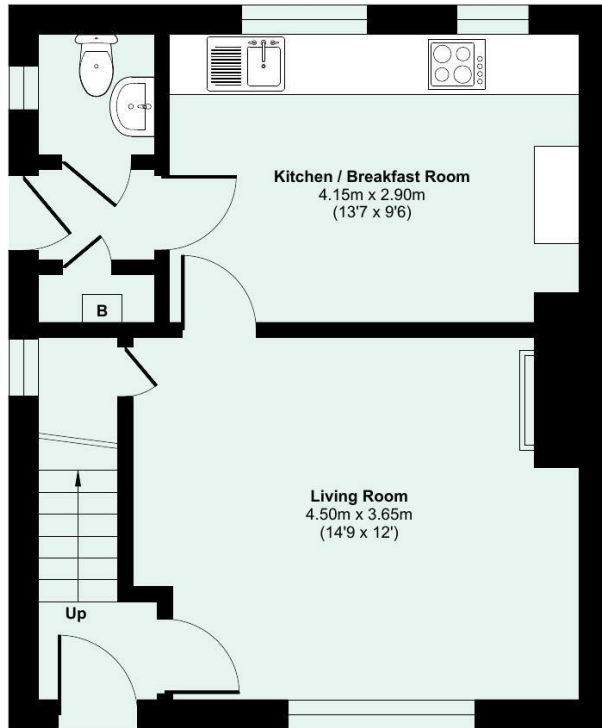
Viewings

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

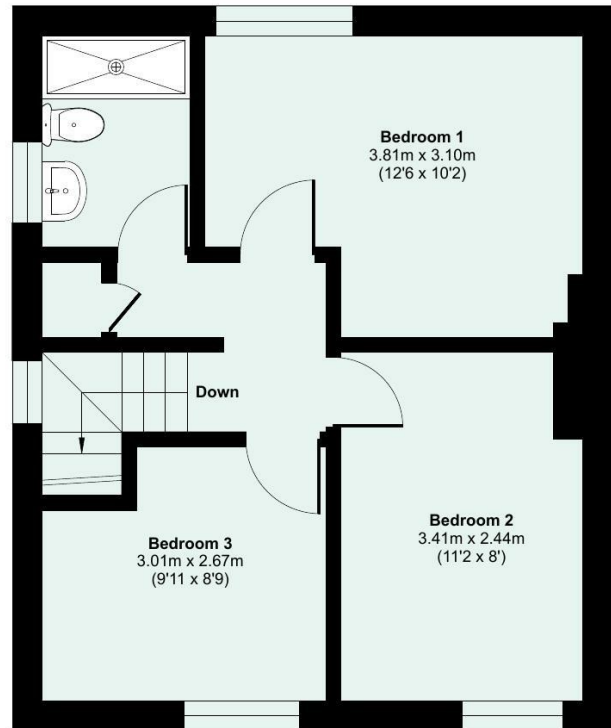
EPC Rating:



Approximate Area = 786 sq ft / 73 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: 1508025

