



**The Gables, Willand, Cullompton EX15 2FE**

**welcome to**

## **The Gables, Willand Cullompton**

Located in a cul de sac position is this three-bedroom home which offers spacious accommodation. The property briefly comprises of a modern kitchen, lounge/ diner, master with ensuite, a cloakroom & family bathroom. Externally there is a rear enclosed garden and allocated parking. NO CHAIN.

Located in a small cul de sac in the village of Willand you will find this semidetached three-bedroom home. On entering the property is a spacious hallway with a modern kitchen to the front, the lounge/diner is located to the rear and has patio doors leading out to the enclosed garden. A large storage cupboard can be found here also. Completing the ground floor is a cloakroom. Upstairs, there are three bedrooms, two of which are doubles, and a single with the main bedroom benefiting from an en suite shower room. The family bathroom is beautifully presented with a bath and shower over.

Outside, the property offers off road parking and a private enclosed rear garden. The property further benefits from underfloor heating on the ground floor and solar panels. NO ONWARD CHAIN

### **Entrance Hall**

Door to all rooms. Storage cupboard, telephone point, stairs to first floor.

### **Cloakroom**

Double glazed window to front. WC, wash hand basin, partially tiled, extractor fan.

### **Kitchen**

11' 4" x 8' 3" ( 3.45m x 2.51m )  
Double glazed window to front. The modern kitchen is equipped with a range of wall and base units with worktop over. Gas hob, extractor hood, splashback, eye level electric oven, one and half bowl stainless steel sink. Wall hung boiler in cupboard. Integrated fridge/ freezer and dishwasher. Space for washing machine.

### **Lounge**

15' 5" Max x 16' Max ( 4.70m Max x 4.88m Max )  
Double glazed window to rear and side. Double glazed patio doors to rear. Large understairs cupboard and TV point.

### **Landing**

Doors to all rooms. Storage cupboard, radiator and loft hatch.

### **Bedroom One**

16' Max x 10' 8" Max ( 4.88m Max x 3.25m Max )  
Double glazed window to front. Radiator, TV and telephone point.

### **Ensuite**

Double glazed window to front. Wash hand basin, WC, shower cubicle, partially tiled, shaver point, extractor fan, heated towel rail.





### **Bedroom Two**

9' x 9' 1" ( 2.74m x 2.77m )

Double glazed window to rear. Radiator and TV point.

### **Bedroom Three**

9' x 6' 7" ( 2.74m x 2.01m )

Double glazed window to rear. Radiator, TV point.

### **Bathroom**

Double glazed window to side. Wash hand basin, WC, bath with shower over, partially tiled, heated towel rail, shaver point, extractor fan.

### **Attic Space**

Houses the solar panels.

### **Rear Garden**

The rear enclosed garden is mainly laid to stones and patio with an outside shed. Water tap. Side access to the front.



### **Parking**

Two allocated parking spaces.

### **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).

### **Office Hours**

Monday-Friday 9am-5:30pm

Saturdays 9am-2pm

Sundays - Closed



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## The Gables, Willand Cullompton

- Three Bedroom Semi Detached House
- Modern Kitchen
- Lounge/Diner
- Rear Enclosed Garden
- Off Road Parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of

**£250,000**



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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