

Guide Price £275,000



## Flat 6, Foxglove Place, 1 Willand Road, Cullompton, EX15 1XY

- Age restriction to those over 60 years
- Modern kitchen with integrated appliances
- Contemporary shower room with walk in shower
- Private parking space available (by separate negotiation)
- 24-Hour Emergency Call System & Security Entry System
- Spacious sitting room with French doors onto private patio
- Two double bedrooms - main bedroom with walk in wardrobe
- Paved patio overlooking beautifully landscaped
- Stunning communal lounge. Guest suite for visitors
- Dedicated house manager. Built in 2023

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 1 Willand Road, Cullompton EX15 1XY

*\*Watch the Seddons Video Tour\**

A two bedroom ground floor retirement flat, in a superb position, overlooking beautifully landscaped lawned gardens with private patio and within easy walking distance of the doctors surgery and town centre. No onward chain.



Council Tax Band: B



This modern apartment is well designed, with a stylish, contemporary finish, offering light and spacious accommodation with lovely views over the gardens.

Foxglove Place is a modern retirement complex, completed in 2023 offering excellent communal facilities, such as a stylish residents lounge, a guest suite, for visiting friends and family (a small charge per night applies), a mobility scooter store and beautiful landscaped communal gardens.

A house manager oversees the smooth running of the development and there is also a 24-hour emergency call system in the apartments.

The dual aspect living room has access out on to a small patio area and the modern kitchen offers a range of integrated appliances. Both bedrooms are of a double size and the master bedroom has a walk in wardrobe. The modern shower room offers a level access shower and there is a good size utility/store off the entrance hall.

A security intercom system provides a verbal link to the main entrance door, plus there is an emergency call system. Walk-in utility cupboard with washer/dryer, 'Vent Axia' heat exchange unit and a separate cupboard houses the Gledhill water cylinder supplying hot water.

Service Charge: £5,678.03 per annum (up to financial year end 31/08/2026).  
Services: Mains electricity, water & drainage.  
Council Tax: Band B - Mid Devon District Council.  
Tenure: Leasehold.  
Lease Information - 999 Years from the 1st January 2023  
Ground rent: None payable

Please check these figures with your solicitor in the first instance to ensure they are correct.

Foxglove Place is ideally placed for easy access to the town centre and doctor's surgery, with quick access to Exeter via Junction 28 of the M5. Cullompton offers local shops, including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities. Locally, there is a popular walk through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes. Cullompton is ideally placed for commuting, with quick access to Exeter via J28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. The 'Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport. Exeter c.14 miles Taunton c. 23 miles Tiverton c. 7 miles Tiverton Parkway Station c. 6 miles Honiton c. 11 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

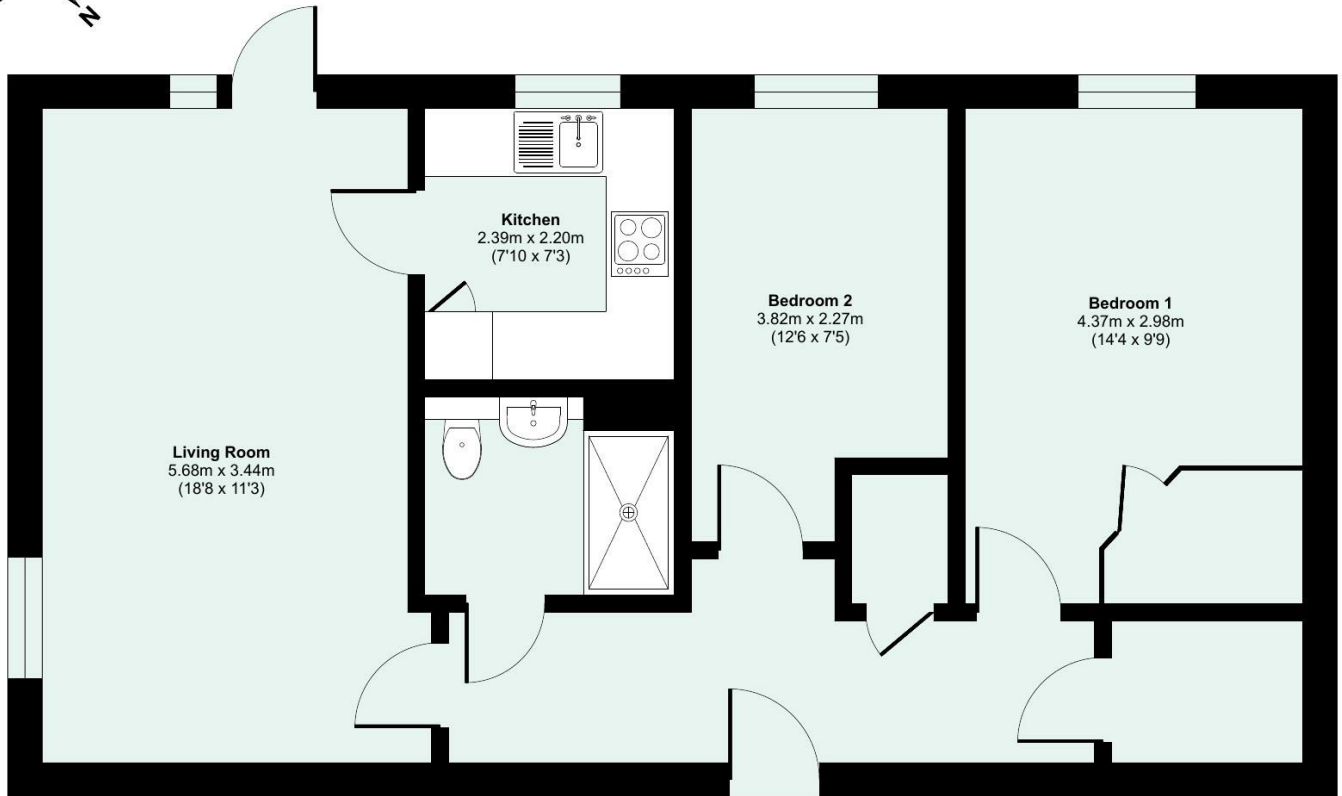
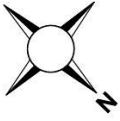
Viewings

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                                   | 85                      | 85        |
| (69-80) C                                   |                         |           |
| (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 = 691 sq ft / 64.1 sq m  
For identification only - Not to scale



GROUND 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: 1500059



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.

  
**seddons**