



South View Close, Willand Cullompton EX15 2QP



welcome to

South View Close, Willand Cullompton

Located in the village of Willand is this three-bedroom semi-detached home. The accommodation comprises of a spacious lounge/ diner, kitchen, utility and modern family bathroom. Front & rear gardens, off road parking and garage attached.

Description

Offered to the market with NO ONWARD CHAIN you will find this three-bedroom semi-detached home located in a Cul de sac in Willand.

Upon entering the property there is a low maintenance front garden and path leading to front door. The ground floor accommodation comprises of a dual aspect lounge/ diner which is of a good size. Patio doors lead out to the rear garden. The kitchen is well equipped with a range of wall and base units. A door leads to a useful utility space and door to rear garden.

On the first floor there are three bedrooms, two of which are doubles and one single. Completing the accommodation is a modern family bathroom.

Externally, the property benefits from a rear enclosed garden mainly laid to lawn with a patio area. A door provides access to the rear of the garage. The property further benefits from power and light in the garage and off-road parking.

Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Door to front and door into lounge. Stairs to first floor. Electric radiator.

Lounge/ Diner

24' 5" Max x 10' 7" Max (7.44m Max x 3.23m Max)
Double glazed window to front and patio doors to rear. Door into kitchen. Space for a dining room table.

Kitchen

7' 5" x 9' 4" (2.26m x 2.84m)
The kitchen is equipped with a range of wall and base units with worktop over.

Utility Room

5' 1" x 7' 5" (1.55m x 2.26m)





Landing

Door to all rooms. Cupboard and loft hatch.

Bedroom One

13' 8" Max x 8' 6" Max (4.17m Max x 2.59m Max)
Double glazed window to front. Electric radiator.

Bedroom Two

10' 8" Max x 8' 6" Max (3.25m Max x 2.59m Max)
Double glazed window to rear. Electric radiator.

Bedroom Three

8' x 5' 11" (2.44m x 1.80m)
Double glazed window to front. Electric radiator.

Bathroom

Double glazed window to rear. P shaped bath with shower over, WC, wash hand basin.



Front Garden

Low maintenance laid to stones and path to front door.

Rear Garden

The rear enclosed garden is mainly laid to lawn and a patio rear. A door provides access to the rear of the garage.

Off Road Parking

Garage



view this property online fox-and-sons.co.uk/Property/TVT105843



welcome to

South View Close, Willand Cullompton

- Three Bedroom Semi Detached Home
- Spacious Lounge/ Diner
- Well Equipped Kitchen
- Modern Bathroom
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



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

view this property online fox-and-sons.co.uk/Property/TVT105843



Property Ref:
TWT105843 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk