



Offers In The Region Of £210,000

3 Bedroom Terraced House for sale

13 Campion Court Willand, Willand, Cullompton



EweMove
SALES AND LETTINGS



Overview

Introducing this three-bedroom, mid-terrace townhouse situated in the heart of Willand. Boasting three storeys and a thoughtful ground floor extension, this spacious 804 sq ft residence presents an excellent opportunity for first-time buyers, young families or astute investors keen to maximise potential.

SOME IMAGES HAVE BEEN STAGED FOR THE CONVENIENCE OF THE BUYER



Key Features

- 3 BEDROOM MID-TERRACE TOWNHOUSE.
- GROUND FLOOR EXTENSION
- MASTER BEDROOM WITH EN-SUITE
- PRIVATE COURTYARD GARDEN
- DETACHED GARAGE AND DRIVE
- IN NEED OF MODERNISATION
- INVESTMENT OPPORTUNITY
- WHAT3WORDS///shoelaces.entry.conquest







Nestled in the welcoming village of Willand, this versatile three-bedroom mid-terrace townhouse offers an exceptional opportunity for either first-time buyers or those looking for a perfectly positioned investment. Spanning three floors, the property extends over 804 sq. ft. and is ready for modernisation, giving you a blank canvas to create a home tailored to your own tastes and lifestyle.

Upon entering, you'll be greeted by a ground floor that benefits from a thoughtful extension, broadening the living space and offering plenty of room for relaxing or entertaining. Upstairs, the first floor is home to two generous bedrooms and a well-proportioned family bathroom – ideal for growing families or visiting guests. The entire top floor is dedicated to a master suite, complete with private en-suite facilities, offering a peaceful sanctuary at the close of each day.

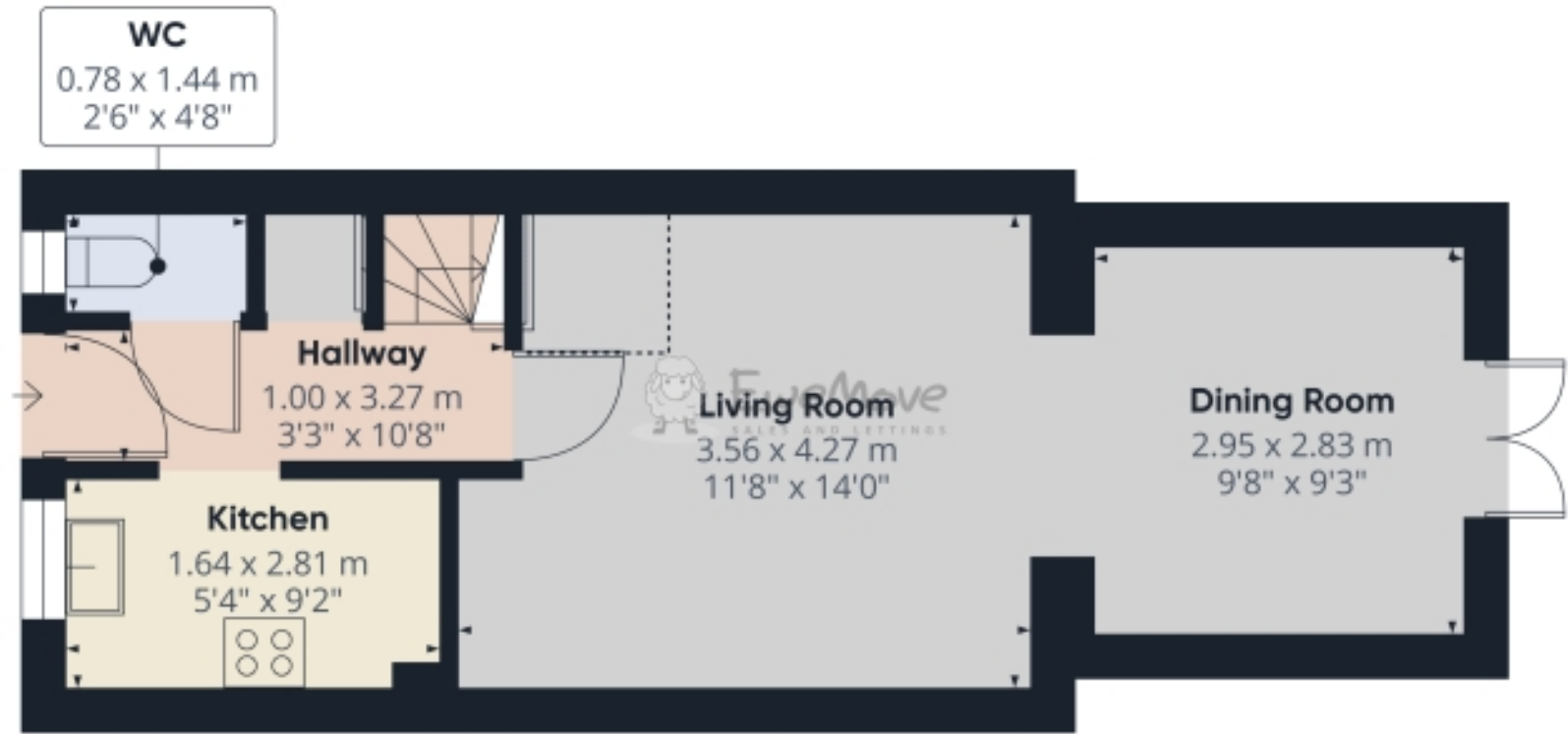
Outdoor space includes a charming private courtyard garden, perfect for al fresco dining, gardening, or simply enjoying some quiet time outdoors. An additional draw is the advantage of a detached garage and driveway, providing secure parking and valuable storage space.



Willand is renowned for its harmonious blend of rural charm and modern amenities, situated within striking distance of Mid Devon's stunning countryside. Highly regarded schools, local shops, pubs, and community activities make this location particularly sought-after for young families. Exceptional travel links via the M5 and nearby train stations provide straightforward connections to Exeter, Tiverton, and beyond.

Whether seeking your very first step onto the property ladder or on the lookout for a refurbishment project with strong investment potential, this property is an excellent choice. Don't miss the chance to bring your vision to life-contact us today to arrange a viewing and discover all this townhouse has to offer.

Floorplans



Approximate total area⁽¹⁾
33.2 m²
357 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

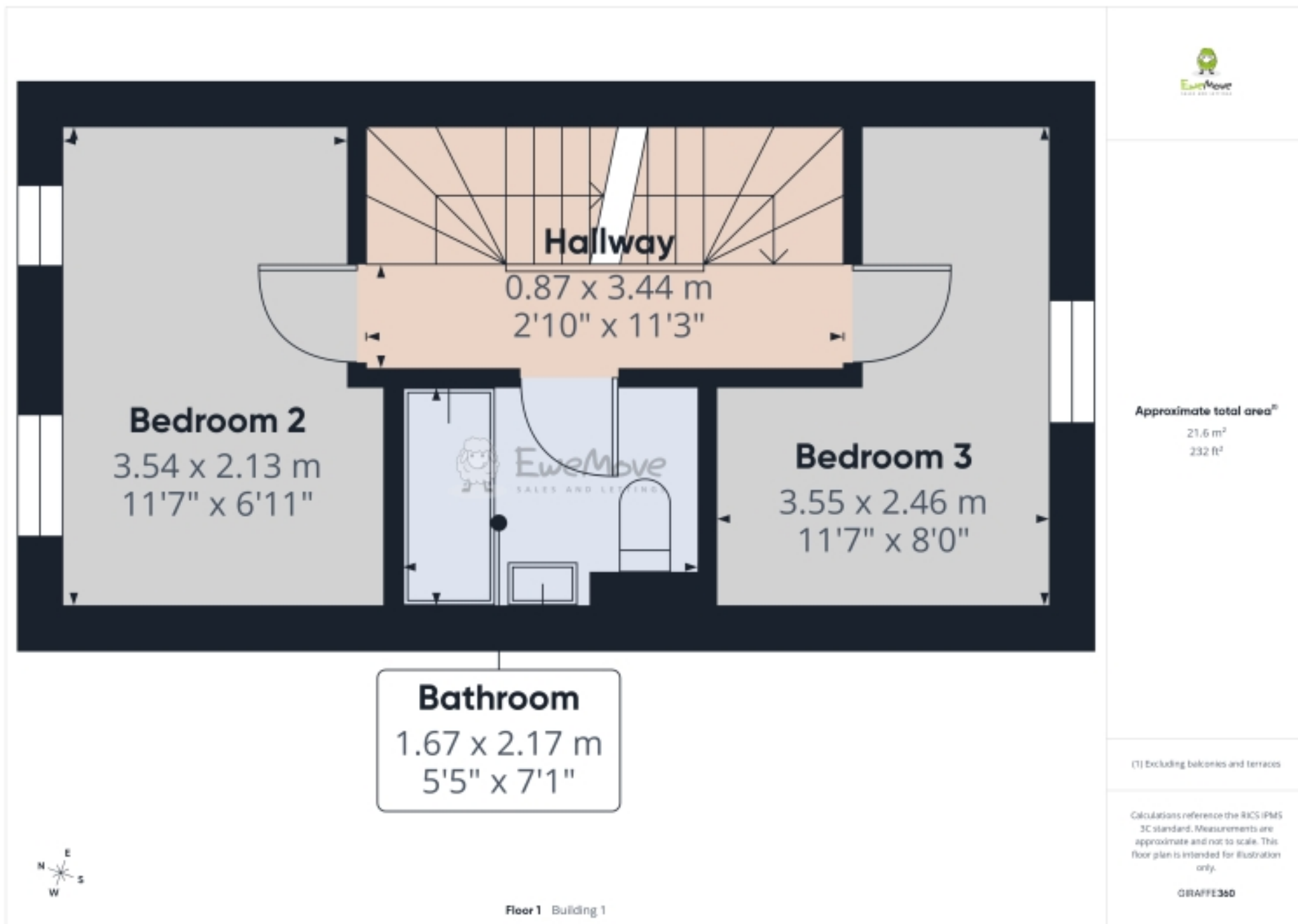
Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

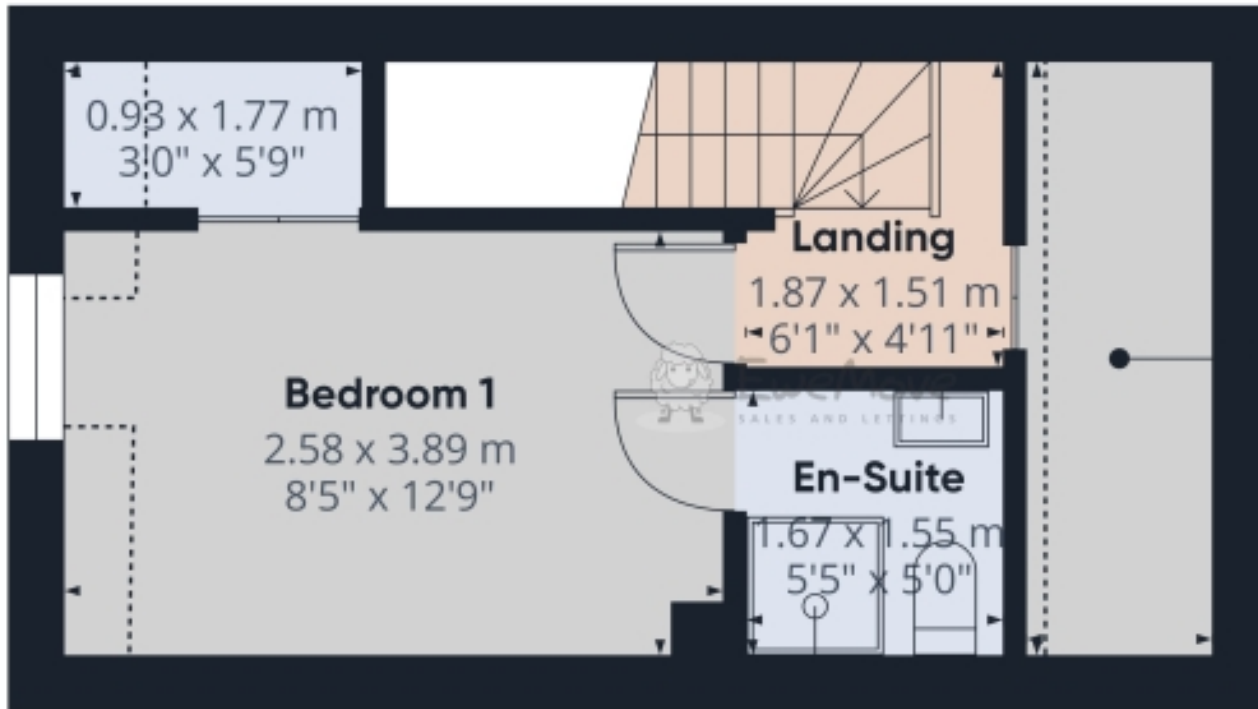
GRAFFE360



Floorplans



Floorplans



Approximate total area⁽¹⁾

20 m²
215 ft²

Reduced headroom

4.3 m²
47 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS (PM5 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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