



13 The Gables, Willand, Cullompton, Devon, EX15 2FE

Asking Price £450,000

- 5 bedrooms, four doubles and one single
- Large kitchen/dining room with breakfast bar
- Bedroom 5/home office
- PV (photo voltaic or
- Principal bedroom with en suite and dressing room
- Utility room and cloakroom
- Large, light sitting room

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

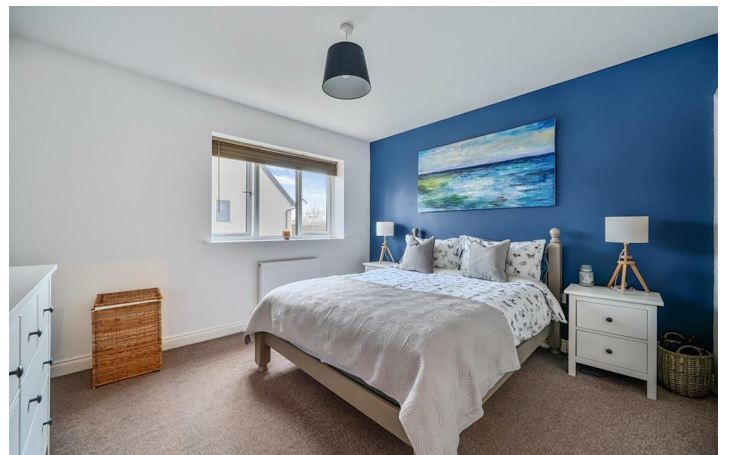


13 The Gables, Cullompton EX15 2FE

Watch the Seddons' Video Tour A well presented, detached family home nicely positioned with an open aspect at the front and lying in an attractive small development, a short walk from the primary school and local amenities. A perfect location for commuting, with a nearby bus stop, Junctions 27 and 28 of the M5 and the Tiverton Parkway Station a short drive away.



Council Tax Band: E



LongDescription

The Gables was built in 2014 and is now well-established with mature trees and open front gardens, giving a great feeling of space and a village feel to this popular small development.

This property is set back nicely from the approach road with a shared driveway leading to ample, side by side parking with an established front garden planted with shrubs.

The accommodation is presented in a contemporary style and offers very spacious and comfortable living, with underfloor heating throughout the downstairs rooms. Perfect for family, the kitchen is a generous size and fitted in a sharp white style with plenty of work surface and storage cupboards, a breakfast bar for three people and integral appliances including a 5-ring gas hob, with electric double oven and grill below and extractor hood over, a fridge/freezer and dishwasher. At one end of the room there is ample space for a family dining table, with a patio door giving access to the enclosed rear garden, perfect for summer barbecues and entertaining. Adjoining the kitchen, there is a useful utility room, fitted in a similar style and from the hallway a downstairs cloakroom.

The sitting room is great for unwinding at the end of the day, with a peaceful outlook over the front garden and mature trees.

From the entrance hall, there is access to the integral garage, which is a good size and currently used for storage and a gym, but this could be brought into the main accommodation for use as a larger home office or playroom, if required. In addition, to the rear of the house, our clients have achieved a 'Householder Development Acceptance' to extend and increase the ground floor accommodation, Reference No: 24/01169/PNHH.

Upstairs, there are five bedrooms, with four doubles, two of which are slightly smaller, formed by dividing a very large room over the garage, and a fifth bedroom, currently used as a study for home working. The principal bedroom has an en suite shower room and dressing room. The en suite has a large shower cubicle and this room and the family bathroom are attractively fitted and tiled, with white suites.

On approach to the house, there is brick paved, side by side parking for two cars, giving access to the garage, and to one side a mature garden. The rear garden is part laid to lawn with some gravel for easy maintenance and a paved patio adjoining the rear of the house. Within the garden there is a large garden shed and outside tap.

Services: Mains water (metered), electricity, drainage and gas. Privately owned photo voltaic (PV) panels with a 1.0 kW output.

Tenure: Freehold

Council Tax: Band E

Local Authority: Mid Devon District Council

The Gables lies a short walk from the post office/shop, bus stop and church in the Old Village of Willand. There are other popular local amenities including a primary school, Co-op and One-Stop mini markets, 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. Just behind The Gables, a short walk away, there is 'The Gables Nursery', Ofsted rated '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, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with, regular services to London Paddington (around 2 hours), is less than ten minutes' away.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9 hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Junction 28 M5/Cullompton c. 3 miles

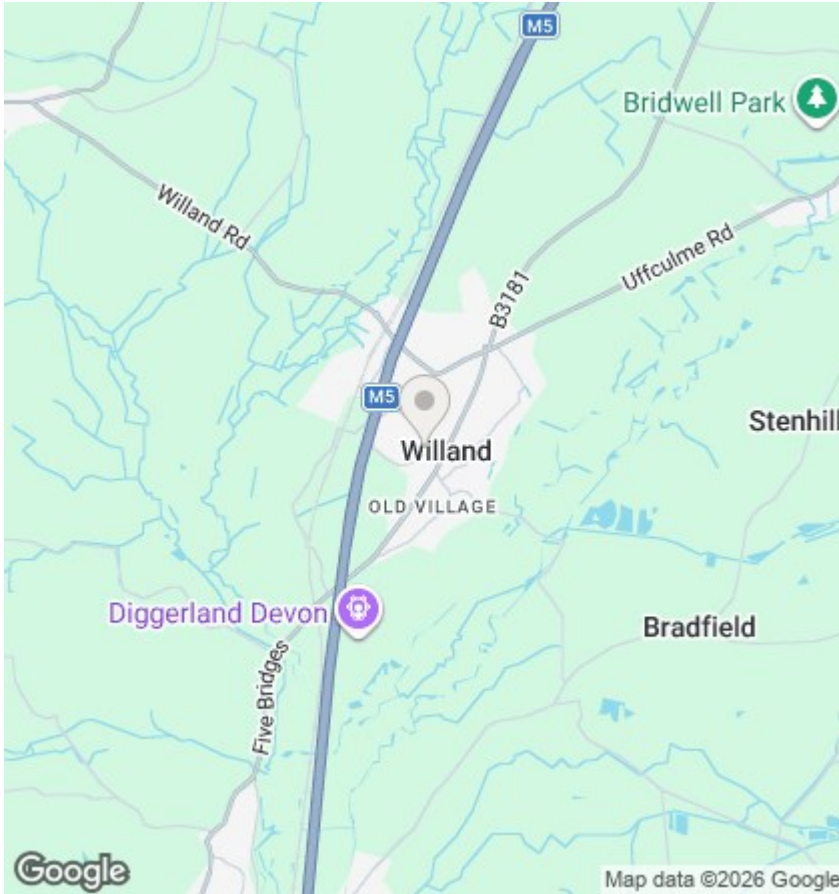
Exeter c. 17 miles

Junction 27 M5/Tiverton Parkway c.3 miles

Exeter Airport c. 16 miles

Taunton c. 22 miles

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.

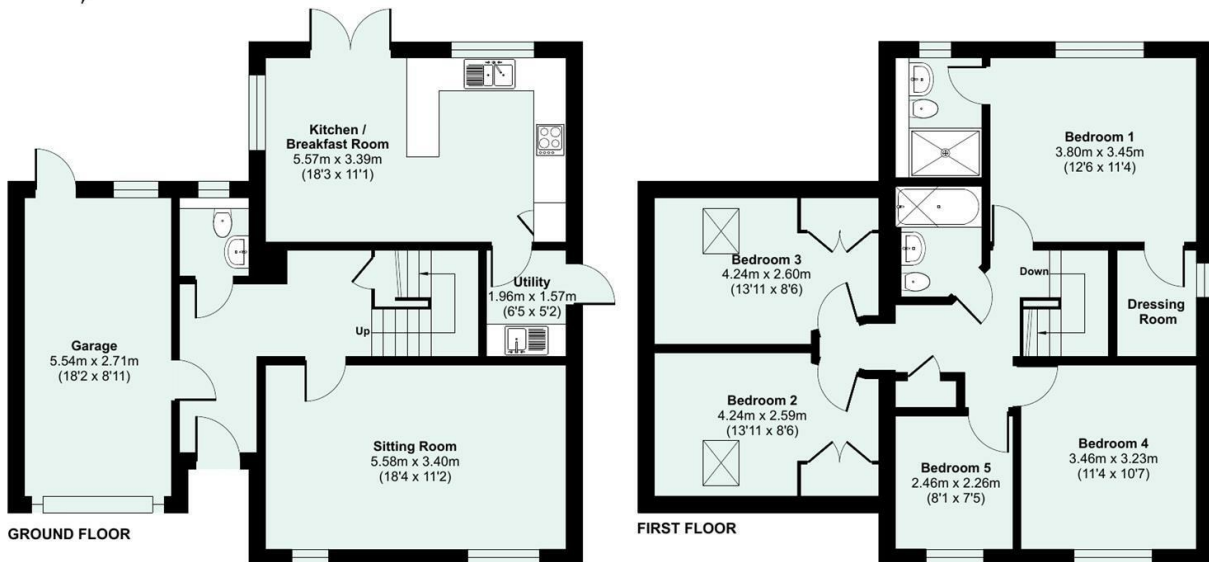
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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 = 1424 sq ft / 132.2 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1584 sq ft / 147 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem.com 2025. Produced for Seddon Estate Agents LLP. REF: 1382854

