



4 Woodpecker Drive, Willand, Cullompton, Devon, EX15 2FW

Guide Price £415,000

- Built in 2024 with remaining 10 year NHBC warranty
- Large dual aspect sitting room
- 3 double bedrooms & fourth used as a dressing room with fitted wardrobes
- Professionally landscaped garden with summer house & shed
- Uffculme catchment area with Willand Primary School nearby
- Immaculate presentation and decor throughout
- Superb kitchen/diner/family room & separate utility room
- En-suite shower room & fitted wardrobes to main bedroom
- Driveway parking for several vehicles with EV point and garage
- Quiet position with open outlook onto trees

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



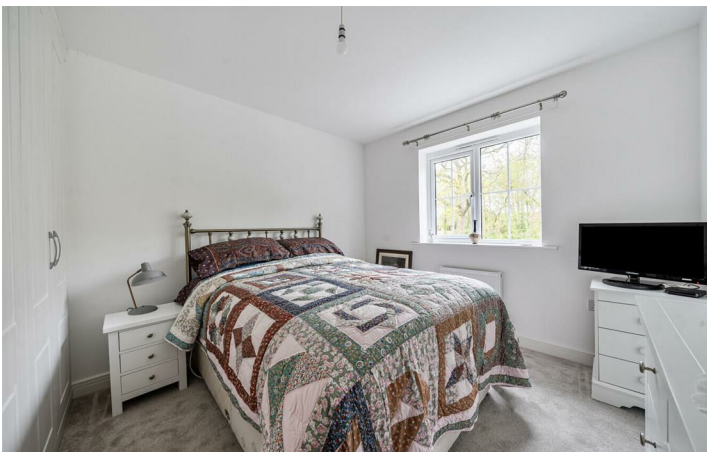
4 Woodpecker Drive, Cullompton EX15 2FW

Watch the Video Tour

Situated in a tucked away position at the end of a cul-de-sac within the Fox Mill Gardens development and built by Bellway Homes in 2024, this immaculately presented property offers a spacious four bedroom detached family home with a beautifully landscaped rear garden. No onward chain.



Council Tax Band: E



LongDescription

The accommodation has been beautifully appointed throughout with neutral decor, carpets and flooring.

A spacious entrance hallway with downstairs cloakroom provides access into a large dual aspect sitting room.

The kitchen is fitted with an extensive range of contemporary units with integrated appliances including Zanussi double oven, dishwasher and fridge/freezer with breakfast bar and ample work surfaces. A generous dining area offers plenty of space for a sofa creating a lovely family room and featuring a bay window with French doors which open directly out onto the garden.

A separate utility room with rear door provides access to the driveway and garage with storm porch recently fitted.

Upstairs the principal bedroom has an en-suite shower room and built in wardrobes with two additional double bedrooms. The fourth bedroom has been fitted with wardrobes on all walls, to provide a large walk in wardrobe/dressing room which could be removed to provide a large single/small double bedroom. A contemporary family bathroom with white suite completes the upstairs.

The professionally landscaped rear garden offers an attractive outdoor space with a circular paved patio, surrounded by well-maintained flowerbeds and gravel borders. There is a summerhouse or garden room to one side, ideal for relaxing or enjoying hobbies. The garden includes a wooden storage shed and is fully enclosed with a backdrop of trees beyond.

The garage and driveway are to the rear of the property with the garage benefitting from a recently installed Garolla electric door with driveway parking for several vehicles with electric car charging point.

Services: Mains gas, electricity, water & drainage.

Tenure: Freehold

Council Tax: Band E

Local Authority: Mid Devon District Council

Agents Note: The owners understand there will be an annual £250 maintenance charge payable to Principle Estate Management.

Willand has a good range of local amenities, including a post office/shop, primary school, mini markets, a service station, pub and village hall. The nearby village of Uffculme has an Ofsted rated 'Outstanding' secondary school and popular primary school.

Willand 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. Regular bus services also pass through Willand and there are trains from Tiverton Parkway station (London Paddington in around 2 hours).

Junction 28 M5/Cullompton c. 3 miles

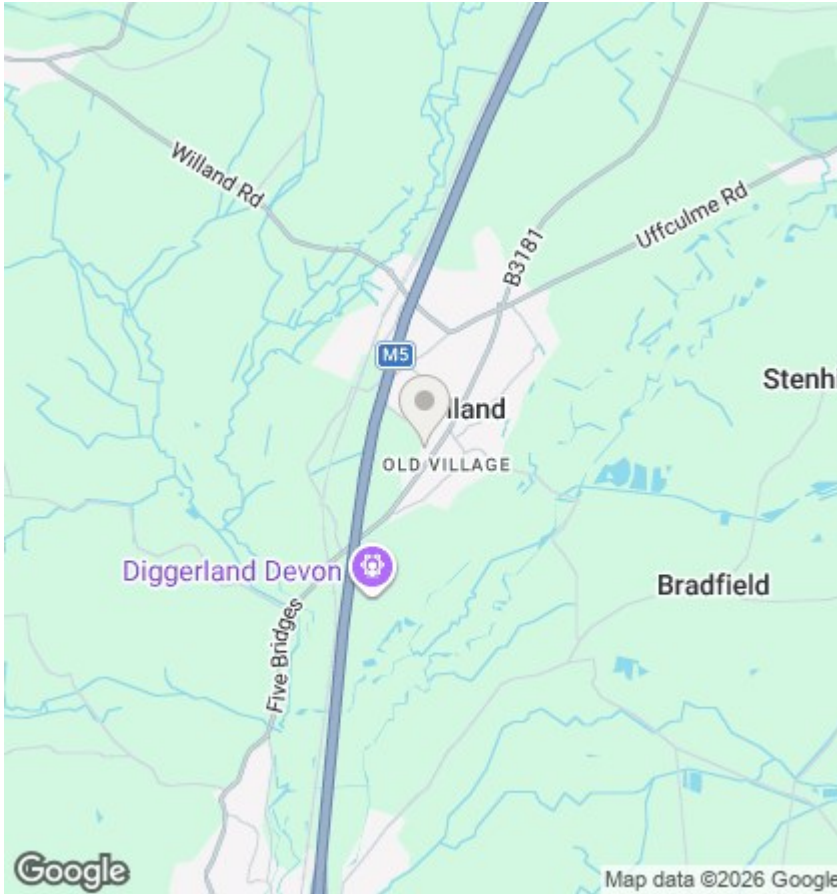
Exeter c. 17 miles

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

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

B

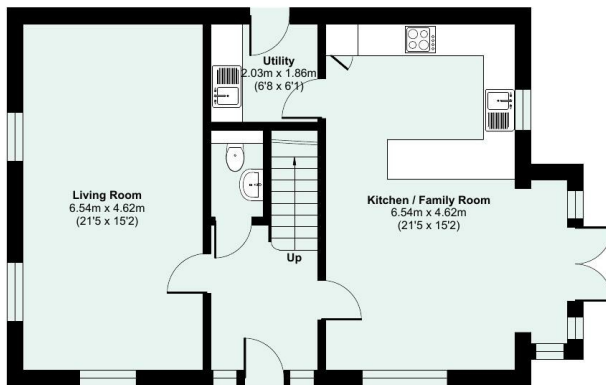
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



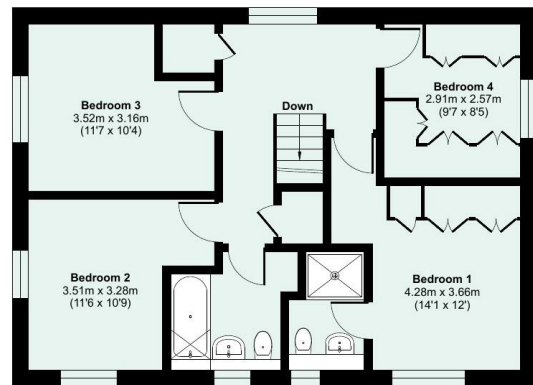
GARAGE

Approximate Area = 1342 sq ft / 124.6 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1446929

