

Guide Price £325,000



2A Oak Crescent, Willand, Cullompton, EX15 2SS

- Contemporary, well-presented accommodation
- Sitting room with wood burner
- Conservatory/playroom extension
- Family bathroom with white suite
- Parking for two cars and a garage
- 3 bedrooms, two doubles and a single
- Large, modern kitchen with dining area
- Downstairs cloakroom
- Gas central heating and uPVC double glazing
- Southerly facing, sunny rear garden

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

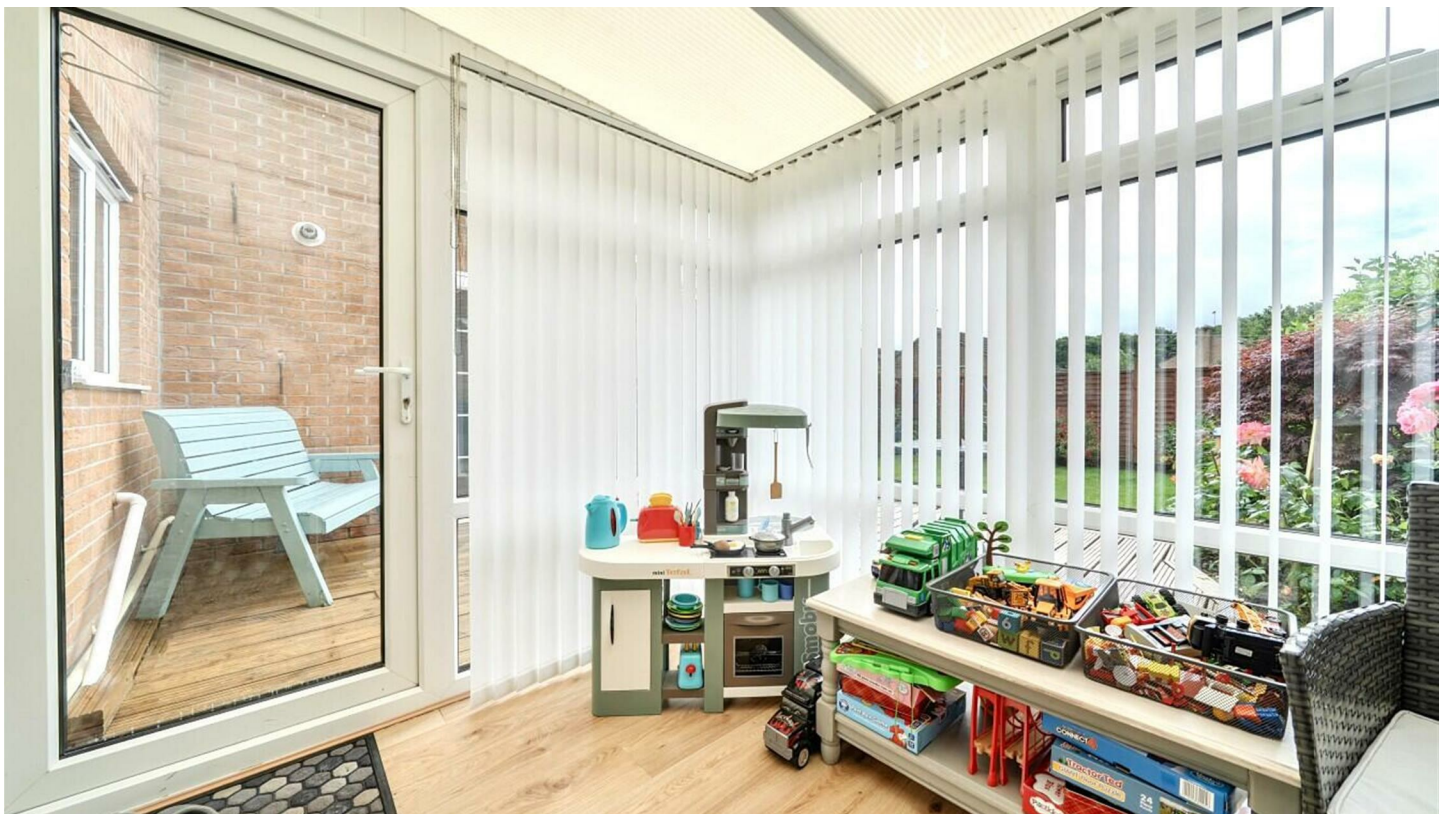
2A Oak Crescent, Cullompton EX15 2SS

Watch the Seddons Video Tour

A three bedroom, detached house in excellent order throughout with a conservatory extension, private, sunny garden, garage and parking. Quick access to bus services, the primary school and the motorway for commuting.



Council Tax Band: D



This fine house offers very comfortable, well-appointed family accommodation which has been refurbished by our client over recent years. The living space is bright and modern with a freestanding wood burner installed in the sitting room to provide a lovely warm and homely atmosphere and augment the benefits of the central heating, uPVC double glazing and loft insulation.

The kitchen and original dining room have been opened up into one room, fitted with contemporary, sharp white units with grey, compact laminate work surface and a dining bar in the peninsula unit. Integrated appliances include an eye level oven, grill and microwave, a ceramic, electric hob, with extractor unit over, and a fridge/freezer. The kitchen has wood effect vinyl flooring which extends into the dining area of the room, with space for a family dining table and chairs. At the other end of the kitchen, there is a downstairs cloakroom, beside the door leading to the parking and garage. Beyond the kitchen, there is a small conservatory, currently used as a playroom and giving access to the secluded rear garden.

Upstairs, there are three bedrooms, two doubles with fitted wardrobes with sliding doors and a single room, currently used as a home office. From the landing, there is a hatch and ladder to the roof space, an airing cupboard and the family bathroom, which is fitted with a white suite, with a shower over the bath, with glazed screen.

Outside, the house is approached by a brick paved drive providing parking for two cars, with an adjoining lawn garden and leading to the garage. A path and gate lead to the enclosed rear garden, which has a wooden deck adjoining the conservatory with a sunny, southerly aspect, ideal for barbecues and al fresco dining. This gives way to lawn with pretty, established flower and shrub borders and is not overlooked by neighbours making it very private.

Services: Mains electricity, water (metered) and gas. The drainage connects to the mains via a tank in the neighbour's front garden (No. 2) which Seddons understand is shared with the neighbour and from which it is pumped to the mains. The tank is owned by South West Water who are responsible for any maintenance and the minimal electricity to run the pump is paid for by our clients and it is recorded by a separate meter on the side of the house. Seddons recommend the detail of this situation is checked by any purchaser's solicitor in the first instance of a sale being agreed.

Council Tax: Band D

Local Authority: Mid Devon District Council

Tenure: Freehold

Estate maintenance charge: not applicable.

Oak Crescent lies a short walk from the primary school, village hall and bus stop and a little further to the post office/shop and church in the Old Village of Willand. There are other popular local amenities including Co-op and One-Stop mini markets, a service station, pub and tennis courts. 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 and Tiverton Parkway Station is less than ten minutes' away, with regular services to 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



Directions

Viewings

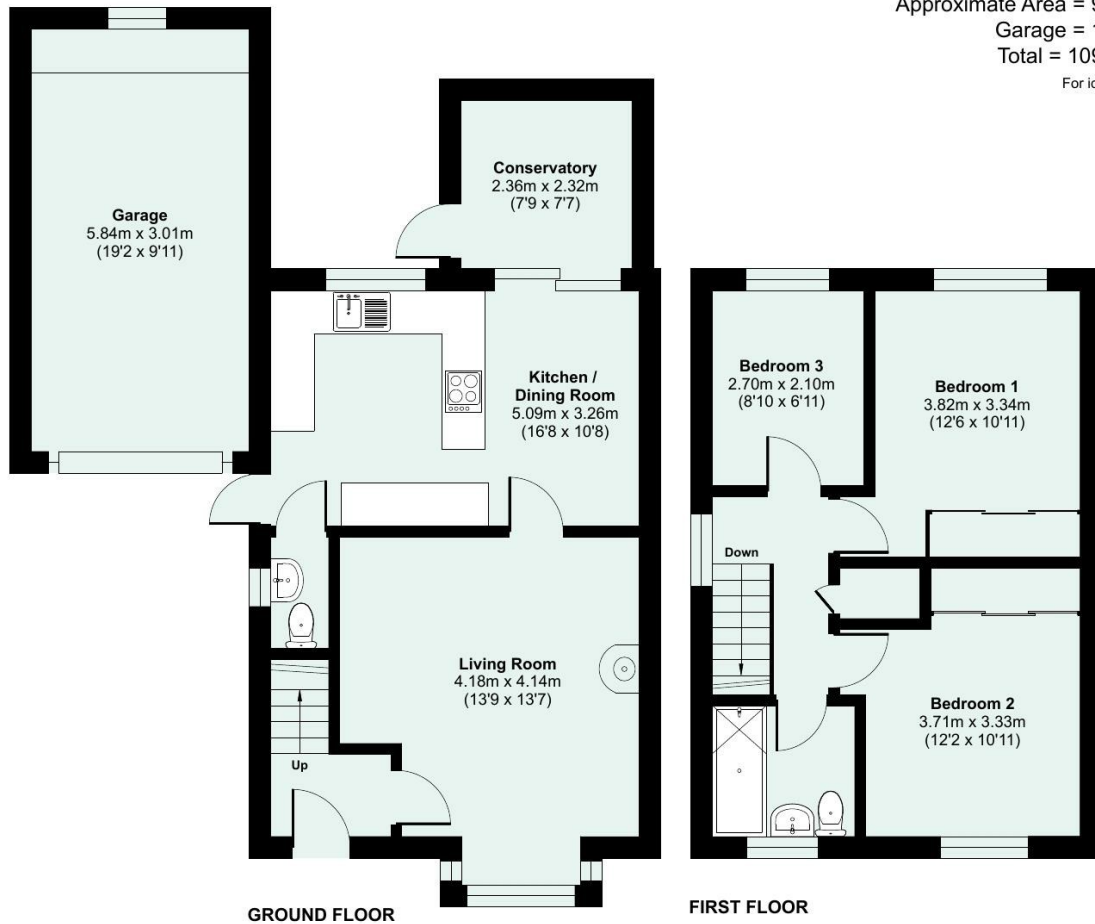
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

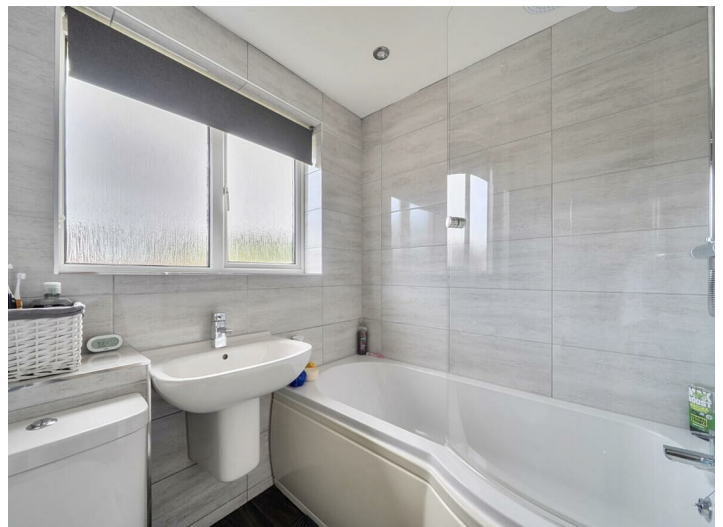
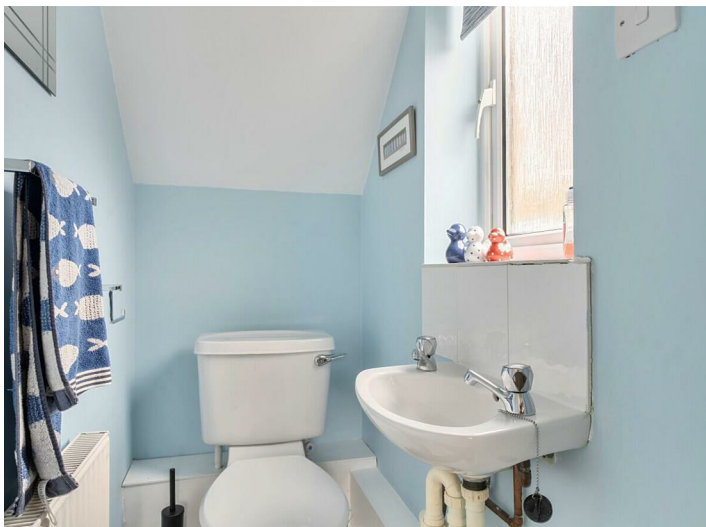
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 906 sq ft / 84.1 sq m
Garage = 189 sq ft / 17.5 sq m
Total = 1095 sq ft / 101.6 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1470228



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