



**Townlands, Willand, Cullompton EX15 2RR**

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## **Townlands, Willand Cullompton**

Located in Willand Old Village is this very well-presented bungalow. In brief, the accommodation includes a lounge/diner, modern kitchen with breakfast bar. Double bedroom and family bathroom. Office and conservatory. Rear enclosed garden, & off-road parking.

CALL FOX & SONS to arrange your viewing of this superb bungalow, located in the ever-popular Old Village of Willand. Well-presented throughout, this property is a real find.

Approached via a driveway providing offroad parking, the bungalow offers a warm and welcoming first impression. Upon entering, the entrance hall provides space for coats and shoes and leads through to the lounge/diner.

The front facing kitchen is well equipped, featuring a modern design with built in appliances. A hallway separates the living accommodation from the sleeping quarters, providing access to the double bedroom and family bathroom. Completing the internal accommodation is a study area and a conservatory.

Externally, the property benefits from an enclosed rear garden with a seating area, artificial grass, and a shed. Viewing is highly recommended.

### **Entrance Hall**

There is space for coats and shoes, with a door to the lounge/diner.

### **Kitchen**

The kitchen has a double-glazed window to the front, with wall and base units, an integrated dishwasher, fridge/freezer, and washing machine. There is also a one bowl sink and drainer, an induction hob and electric oven, an extractor hood, and a TV point. It is partially tiled with spotlights and undercounter lights.

### **Lounge/Diner**

The lounge has a double-glazed window to the front, an electric radiator, a TV point, a door to the kitchen, a door to the study room, a door to the rear garden, and a door to the hallway.

### **Office**

### **Conservatory**

The conservatory has a door to the rear garden.





### **Hallway**

The hallway has a door to the bedroom and bathroom, with a loft hatch and an airing cupboard.

### **Bedroom One**

The bedroom has a double-glazed window to the rear.

### **Bathroom**

The bathroom has a WC, a wash hand basin, units with cupboard space, a bath with shower over, an extractor fan, and a heated towel rail. It is partially tiled.

### **Loft Space**

The loft has no ladder and is not boarded.

### **Rear Garden**

The rear enclosed garden comprises, of a seating area, astro turf, a shed, and access to the path down to the garage.

### **Parking**

There is driveway parking via dropped kerb, with an outside tap.

### **Agents Note**

There is a maintenance fee of £120 per annum for the trees behind and the grass out front.



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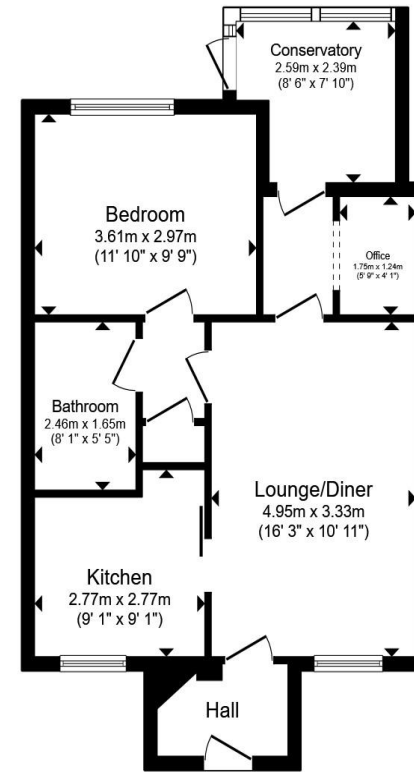
## Townlands, Willand Cullompton

- Mid Terrace Bungalow
- Modern Kitchen
- Lounge/Diner
- Double Bedroom & Office
- Driveway Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£175,000**



Total floor area 56.0 m<sup>2</sup> (602 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT106160 - 0003

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**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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