

Guide Price £415,000



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

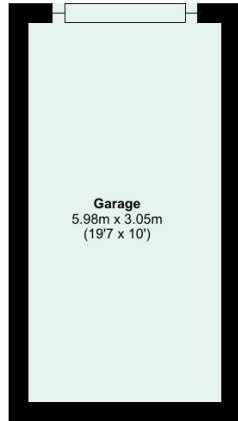
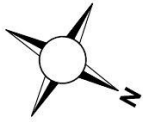
- Built in 2024 with remaining 10 year NHBC warranty
- Large dual aspect sitting room
- 3 double bedrooms & fourth used as a dressing room with fitted wardrobes
- Professionally landscaped garden with summer house & shed
- Uffculme catchment area with Willand Primary School nearby
- Immaculate presentation 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

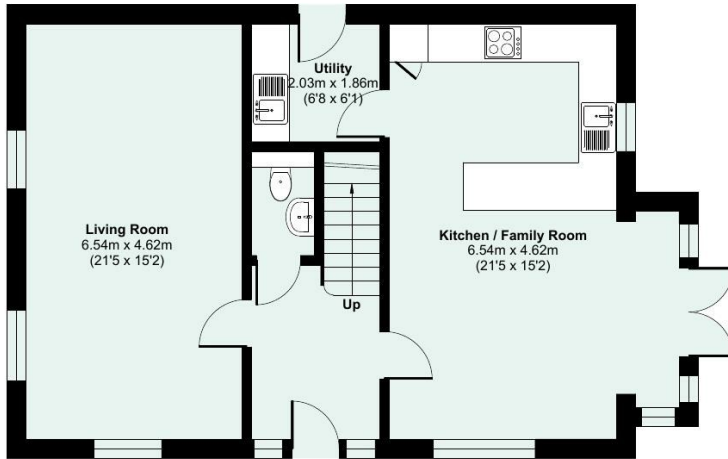
\*Watch the Video Tour\*

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.

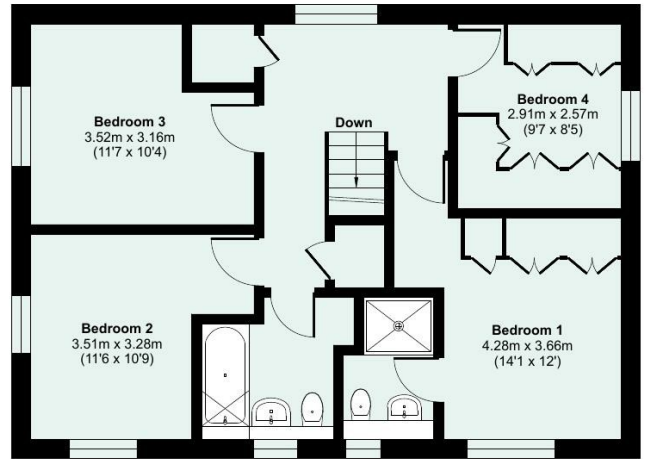


GARAGE

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

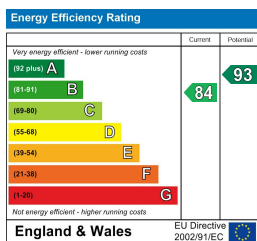
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Seddon Estate Agents LLP. REF: 1446929



## Council Tax Band

E

## EPC Rating



## Viewings

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