



## 2 Somerville Park, Willand, Cullompton, Devon, EX15 2PB

Guide Price £235,000

- No onward chain
- Small, first floor cot room or home office
- Large kitchen/dining room and utility room
- Family shower/wet room
- Large front and rear gardens with outside store
- 3 double bedrooms, one downstairs
- Sitting room & downstairs cloakroom
- Electric central heating and uPVC double glazing
- Requires flooring and some refurbishment
- Residents

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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## 2 Somerville Park, Cullompton EX15 2PB

\*Watch the Seddons' Video Tour\* Spacious accommodation with a versatile downstairs bedroom/second sitting room/playroom. Large gardens and residents' parking. Convenient location in the centre of the village with regular bus services on the doorstep and quick access to the M5, ideal for commuting.



Council Tax Band: B



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## LongDescription

This property offers generous accommodation and would ideally suit a first time buyer or young family who are keen to stamp their own mark on the accommodation. The house has been extended to the side to provide very useful extra living space, including a bedroom, utility room and cloakroom. In the past the utility room was used as an en suite shower room and could be reverted back, if required, perhaps for an elderly relative or older child.

The kitchen is fitted in a contemporary, light grey style, with integral ovens, a ceramic hob with extractor hood over and space for appliances and has room for a dining table and chairs. A door gives access to the rear garden.

Upstairs, there are two large double bedrooms and a very small cot room, home office or store. The shower room is currently fitted as a wet room for an elderly person and was originally a separate WC and bathroom. Many would wish to update this with a new suite and block off one of the doorways, which led to the original bathroom.

Outside, there is a large front lawn garden, with path to the front door and leading around to the right of the house and enclosed, rear garden. A gate leads to a rear path, giving access to the residents' communal car park.

Services: Mains water, electricity and drainage.

Tenure: Freehold

Council Tax: Band B

Local Authority: Mid Devon District Council

Agent's notes:

1) Having recently suffered from a water leak, the insurance has funded repairs including new ceilings and decoration, and the remainder just needs some updating, including conversion of the wetroom to a bath or shower room and new carpets or flooring throughout.

2) This property has historically been subject to a

notice relating to Clause 157 of the 1985 Housing Act which stipulates that the owner or occupant must have lived or worked in the county for the last three years.

Willand has a good range of local amenities, including a popular primary school, mini markets, a post office/shop, service station, pub and village hall. The village now lies in the catchment area for Uffculme School, offering secondary education, Ofsted rated 'Outstanding' or 'Good' in all areas.

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, both within three miles.

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

Junction 28 M5/Cullompton c. 3 miles

Exeter c. 17 miles

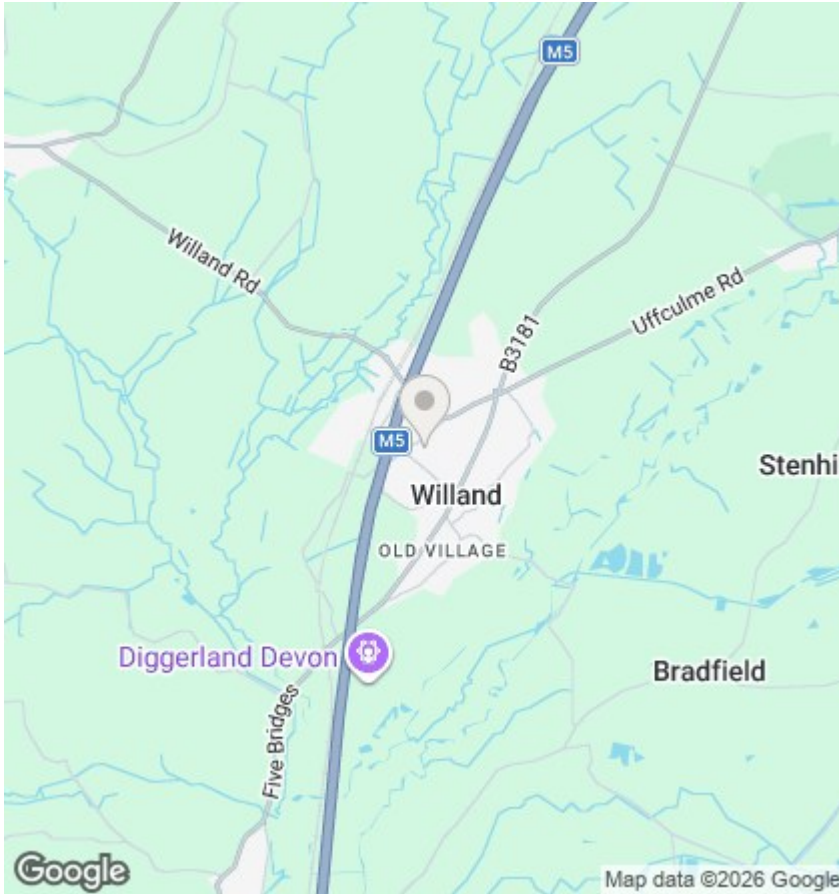
Junction 27 M5/Tiverton Parkway c.3 miles

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.

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## Directions

DIRECTIONS:

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 987 sq ft / 91.6 sq m  
 Garage = 24 sq ft / 2.2 sq m  
 Total = 1011 sq ft / 93.8 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 2026. Produced for Seddon Estate Agents LLP. REF: 1409319

