

6 High Street, Cullompton, Devon, EX15 1AA



7 South View Close, Willand, Cullompton, Devon, EX15 2QP

Guide Price £200,000

- Spacious open plan living/dining room
- Utility room extension
- Family bathroom
- Level rear garden with shed & rear access
- Walking distance to Willand Primary School
- Fitted kitchen with breakfast bar
- Two doubles and a single bedroom
- Electric central heating & double glazed throughout
- Driveway parking
- Close proximity to M5 -Junction 27

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

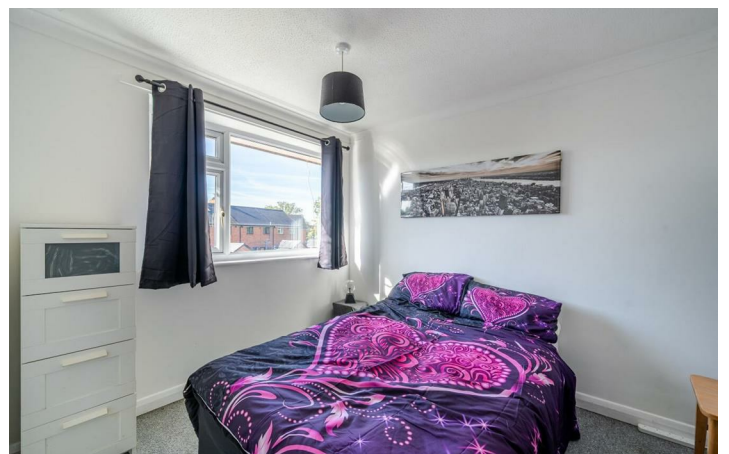
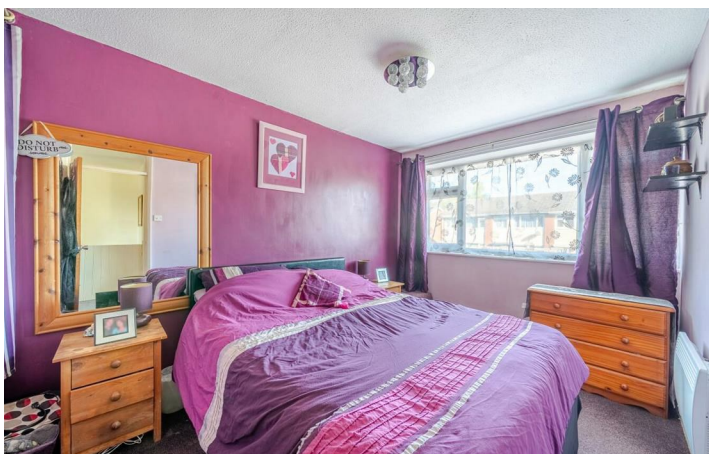


7 South View Close, Cullompton EX15 2QP

Watch the Seddons' Video Tour A three bedroom starter home with off road parking and level south facing rear garden in a convenient location, within easy reach of the M5 and Tiverton Parkway Station.



Council Tax Band: B



LongDescription

Offering well presented accommodation, the property has been extended at the rear with a conservatory style extension, providing a useful utility room directly off the kitchen.

The entrance hallway leads into the living/dining room which has dual aspect windows with sliding patio doors at the rear, leading out onto a decked patio.

The kitchen is fitted with solid wood units with work surfaces over and appliance spaces with archway opening into the utility room which has a rear access door into the garden and space and plumbing for washing machine and tumble dryer.

Upstairs there are two doubles and a single bedroom with family bathroom.

At the rear there is an enclosed low maintenance level garden with artificial grass and decked patio area with a storage shed and gate providing rear access.

At the front there is paved off road parking in front of the property.

Services: Mains electricity, water and drainage

Tenure: Freehold

Council Tax: B

Local Authority: Mid Devon District Council

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

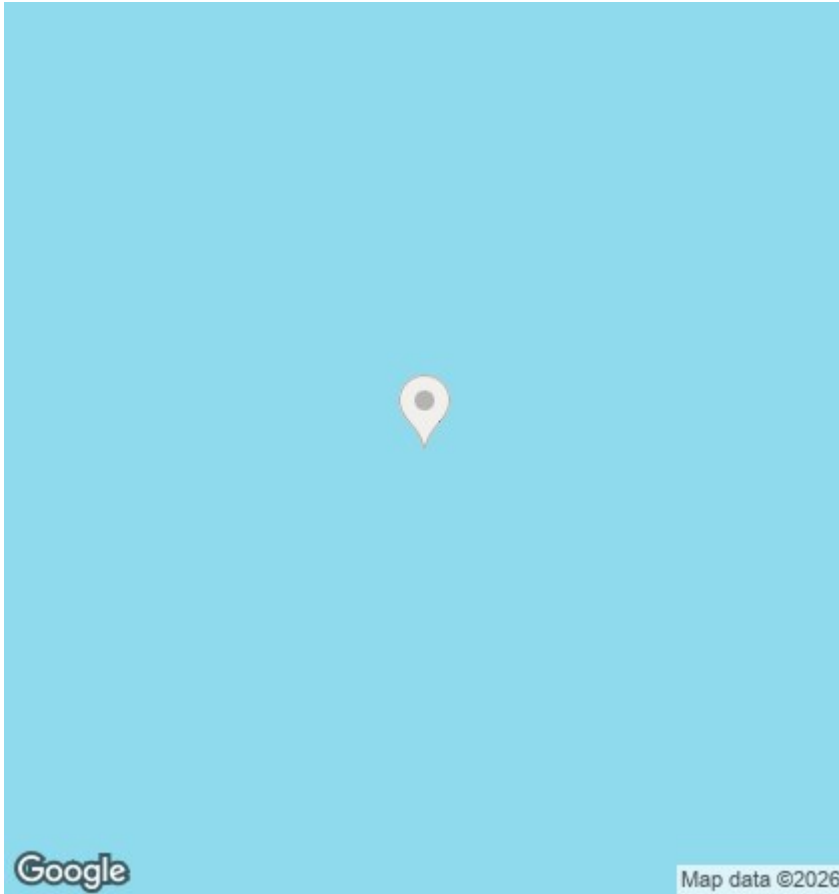
Exeter c. 17 miles

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.

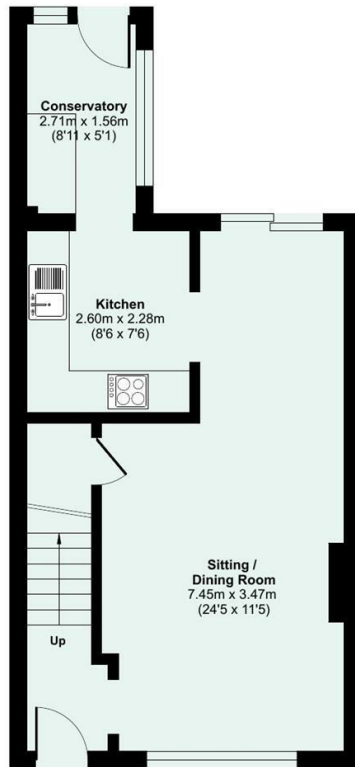
EPC Rating:

E

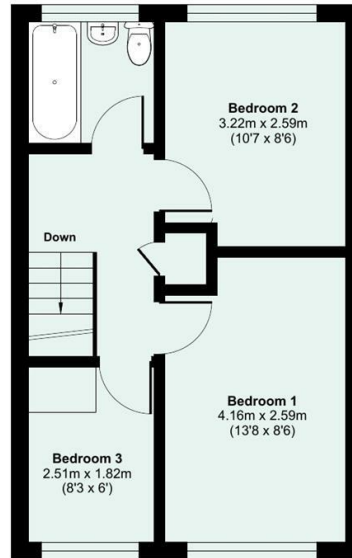
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 776 sq ft / 72 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). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1357214

