

Guide Price £375,000



12 Apple Drive, Willand, Cullompton, EX15 2SF

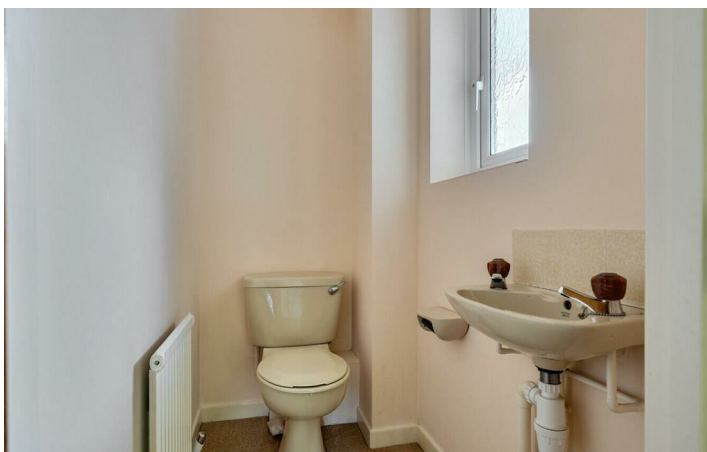
- No onward chain
- Large sitting room and spacious conservatory
- Bathroom with coloured suite
- En suite potential to Bedroom 1
- Double garage and ample parking
- 3 bedrooms, two doubles with wardrobes and a single
- Open-plan kitchen/dining room
- Downstairs cloakroom
- Gas central heating and uPVC double glazing
- Generous corner plot with lawn gardens

12 Apple Drive, Cullompton EX15 2SF

This spacious, detached bungalow is nicely tucked away in the popular Orchard Development of Old Willand and offers the opportunity for the new owner to update the accommodation in their own taste. Great location, with convenient local amenities, bus services nearby and quick access to the motorway and Tiverton Parkway Station.

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Council Tax Band: D



Willand

This fine bungalow has been the well-loved home of our client's mother for over 25 years and offers spacious, well-appointed accommodation with a good balance of living space and three bedrooms. The accommodation is clean and tidy and suitable to occupy but many may wish to refurbish it throughout to set it up for the next 25, and with the space in the bungalow, it could be modernised a room at a time whilst in residence, if preferred.

Notable features of the property include the large kitchen/dining room, with the kitchen fitted in a timeless oak style with plenty of cupboard and drawer storage, work surface and a fitted double oven and gas hob, with extractor hood over. The sitting room is large with an ornate, feature fireplace, with inlaid tiles and housing a gas fire, and a sliding door to the conservatory.

From the hallway, there is a useful cloakroom and a bathroom with a 'retro', ochre coloured suite! The principal bedroom is particularly spacious with a double wardrobe and large window overlooking the garden, as well as an adjoining small room, which could be readily made into an en suite shower room, nursery or home office if required.

Outside, on approach to the bungalow, there is ample parking leading to the double garage, which is an open span inside. A gate leads to the rear garden, which is a good size and extends around two sides of the bungalow with lawn, a pergola frame, established shrubs, hedge and trees and a dovecote.

The bungalow has the great advantage of an array of photo voltaic (solar electricity) panels on the rear elevations of both the garage and bungalow itself. These not only provide electricity for immediate use but also enjoy the benefit of a strong feed in tariff to the national grid, a useful income.

Apple Drive lies a short walk from the post office/shop, bus stop and church in the Old Village of Willand. There are other popular local amenities including a primary school, Co-op and One-Stop mini markets, a service station, pub and village hall. The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas and 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, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with regular services to London Paddington (around 2 hours), is less than ten minutes' away.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9- hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

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

Services: Mains electricity, water (metered), drainage and gas.
Council Tax: Band D
Local Authority: Mid Devon District Council
Tenure: Freehold
Estate maintenance charge: Not applicable.

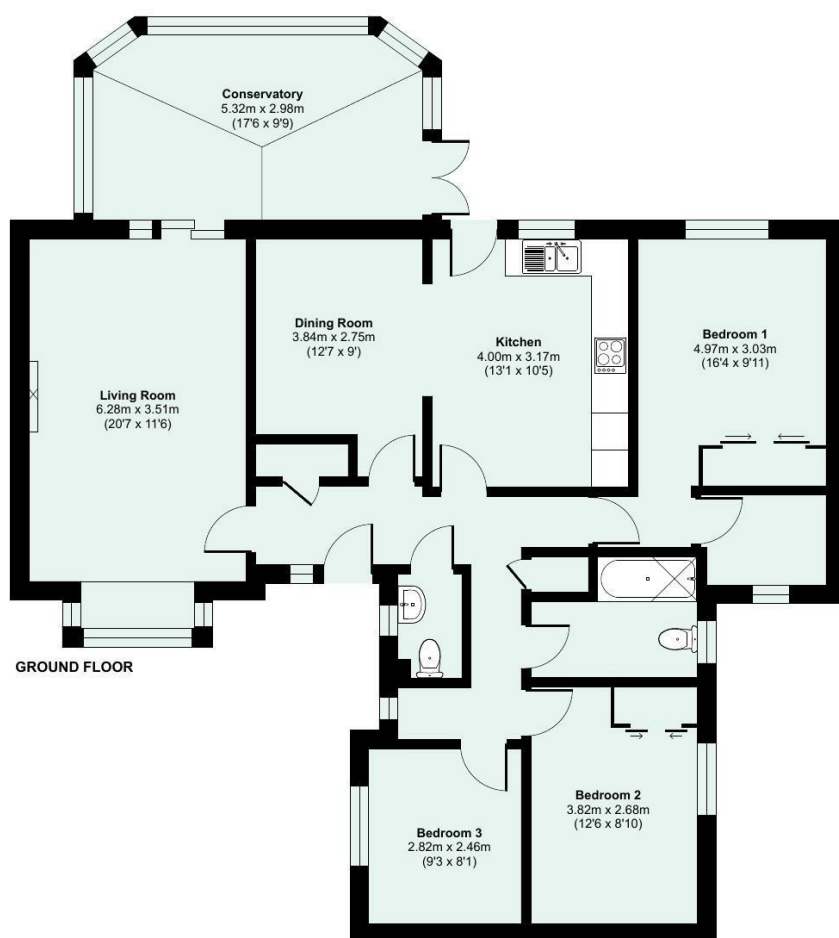
Directions

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	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

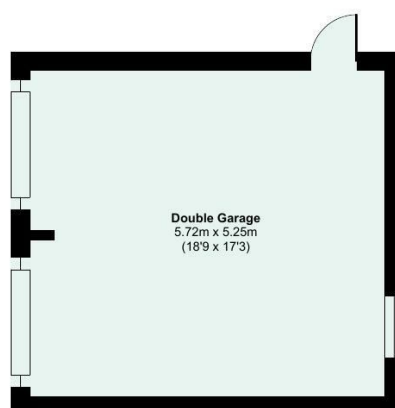


Approximate Area = 1257 sq ft / 116.7 sq m

Garage = 323 sq ft / 30 sq m

Total = 1580 sq ft / 146.7 sq m

For identification only - Not to scale



GARAGE



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: 1535248.

