



## 31 Oak Crescent, Willand, Cullompton, Devon, EX15 2SS

Guide Price £335,000

- Open plan lounge with arch to kitchen/diner
- Ample dining area with French doors to garden
- Conservatory extension off the kitchen
- Three bedrooms with family bathroom
- Gas central heating & double glazing throughout
- Modern fitted kitchen with some integrated appliances
- Downstairs bedroom with en-suite or family room
- Downstairs cloakroom & en-suite shower room
- School & town buses from bus stop behind house
- Ideal client space/home office or downstairs bedroom

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 31 Oak Crescent, Cullompton EX15 2SS

Situated on a generous plot, this detached family home offers spacious open plan accommodation at the end of a cul-de-sac. Extensive paved driveway parking with large storage shed and large level south westerly facing gardens.



Council Tax Band: D



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The property has been beautifully presented by the current owner and offers open plan and versatile accommodation downstairs with scope to extend (with plans drawn up - subject to the necessary consents).

The entrance hall features a downstairs cloakroom and a door from the hall leading directly into the family room, ideal for someone working from home or wanting a bedroom downstairs with it's own en-suite shower room. This has been converted from the garage.

The living room benefits from a dual aspect with large window to the front and arch leading into the dining area which has French doors opening onto the garden.

The kitchen is fitted with a good range of storage cupboards and work surfaces with some integrated fridge/freezer, oven and hob & space for washing machine and tumble dryer. Leading off the kitchen is a conservatory which overlooks the garden.

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

Outside the front of the property offers paved driveway parking for multiple vehicles with a large shed providing storage adjacent to the house with side access gate to the garden.

At the rear is a generous south westerly facing lawned garden, with a pleasant outlook backing onto trees with two decked patio areas.

Services: Mains gas, electricity, water and drainage

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council

Oak Crescent is a quiet cul-de-sac close to the primary school and transport links.

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.

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## Directions

DIRECTIONS:

## Viewings

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

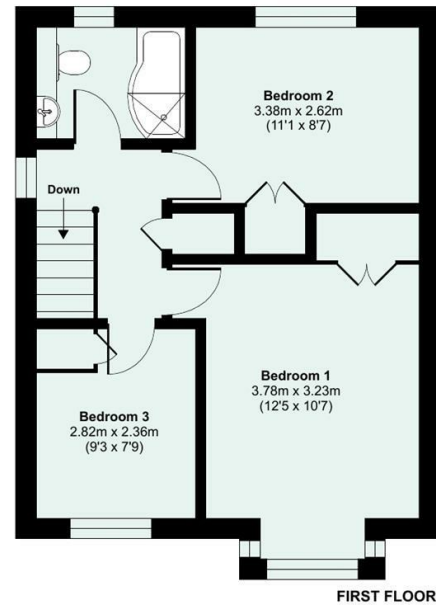
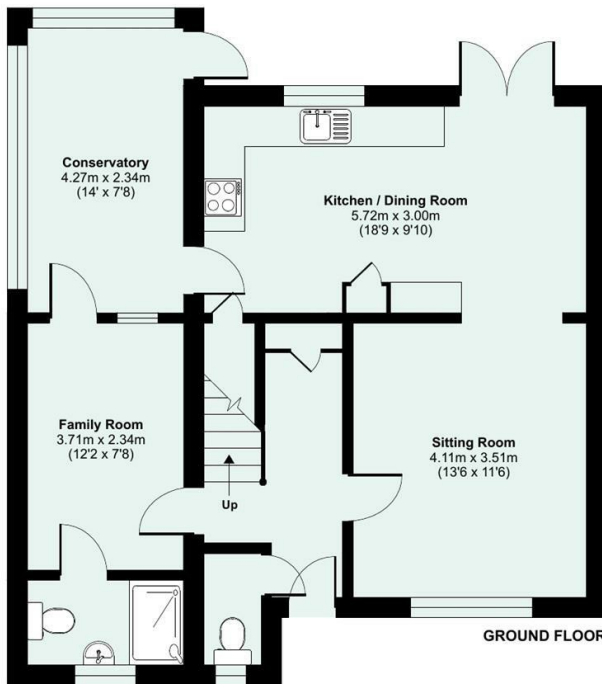
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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 = 1197 sq ft / 111.2 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 2026. Produced for Seddon Estate Agents LLP. REF: 1419379

