

3 Gables Lea

Willand, Cullompton, EX15 2RY

£339,950
Guide Price



EPC D





- Entrance hall with downstairs cloakroom
- Lounge with wood burner & solid oak flooring
- Open plan lounge with French doors
- Spacious dual aspect kitchen/diner
- Main bedroom with en-suite & fitted wardrobes
- Three further bedrooms & family bathroom
- Attractive level south facing gardens
- Driveway parking
- Village location within Uffculme School catchment
- Quiet cul-de-sac position within Willand Primary catchment



Would you like to have a look?
Contact our Cullompton office
01884 32100
cullompton@seddons.com

An attractive 4 bedroom family home offering spacious open plan living accommodation, which has been tastefully presented throughout. Enjoying south facing gardens and ample driveway parking.



The Property

This detached property offers well presented accommodation in a pleasant cul-de-sac position within easy walking distance of Willand Primary School.

The property has a converted garage to create a wonderful family dual aspect kitchen/dining room. The living room benefits from a wood burning stove with solid oak wood flooring throughout with French doors to the garden.

Upstairs, the master bedroom offers an en-suite shower room, fitted wardrobes and a family bathroom. Two further bedrooms benefit from fitted wardrobes and there is a good sized fourth bedroom in addition.

Outside there are attractive south facing gardens with patio, level lawn and a large shed. To the front there is driveway parking with generous plot providing scope for additional parking.

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.

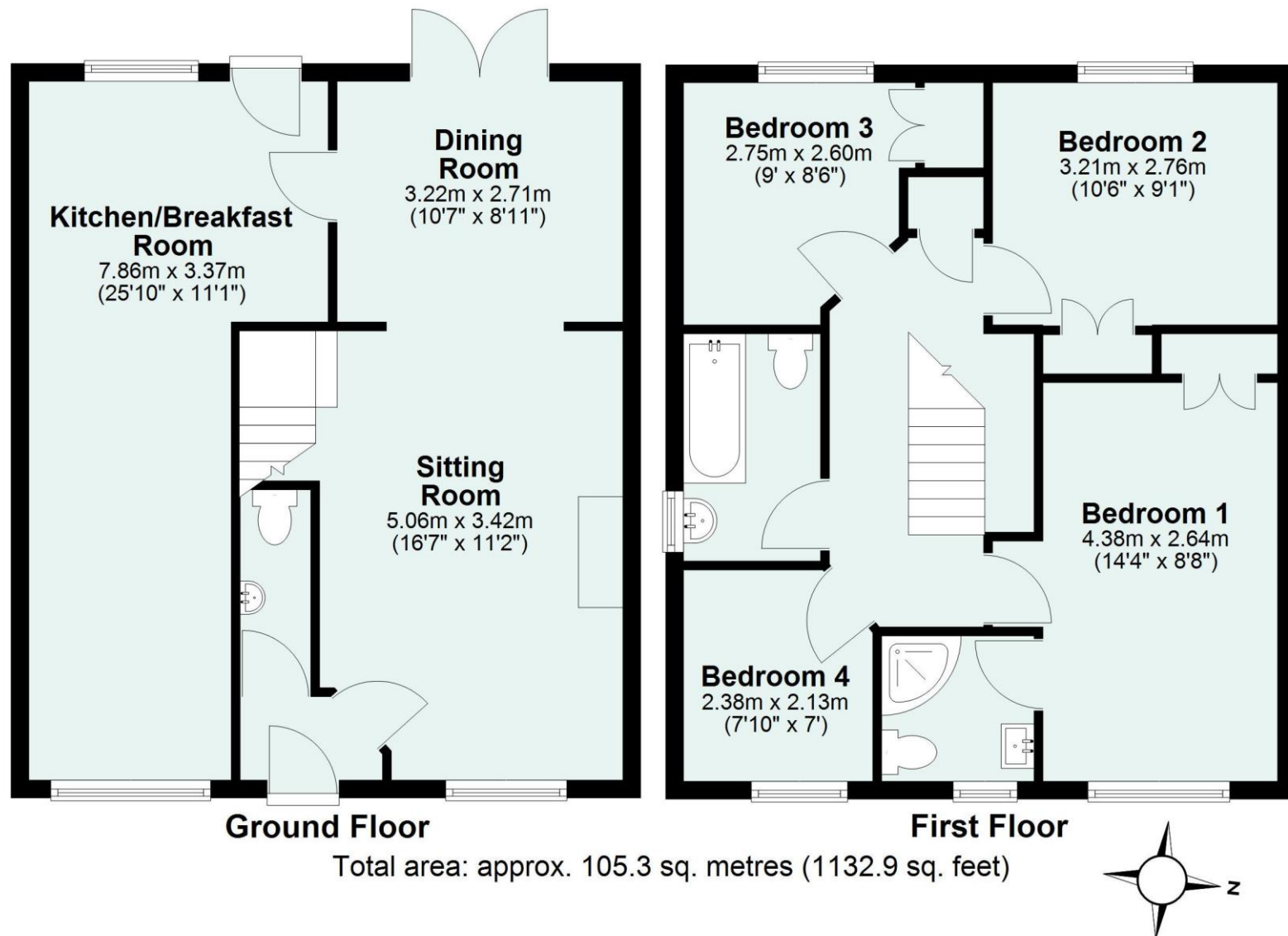
Utilities Mains electricity, water, drainage and gas

Council Tax Band D

Tenure Freehold

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.