

24 Elmside

Willand, Cullompton, EX15 2RN

£400,000
Guide Price



EPC D





- Three bedroom bungalow
- Sitting room with sliding door & open views
- Kitchen with breakfast bar
- Rear dining area
- Entrance porch, hallway and cloakroom
- Shower room with walk in shower
- Garage with electric door
- Driveway parking
- Beautiful lawned garden backing onto open countryside
- Quiet cul-de-sac location, with easy access to public transport



Would you like to have a look?

Contact our Cullompton office

01884 32100

cullompton@seddons.com

With wonderful views over open countryside, this three bedroom bungalow lies in a quiet cul-de-sac, positioned within Willand Old Village. The accommodation is well presented throughout and the property benefits from no onward chain.



The Property

This generously proportioned bungalow offers well appointed accommodation with stunning front and rear gardens, with mature fruit trees and is positioned a short walk from the post office/store, church and bus stops, as well as other local amenities.

On approach there is ample parking with access to a single garage with a remote or switch controlled roller door. Entrance is via a large porch with door providing access into the garage. The hallway provides plenty of storage with multiple cupboards and a separate cloakroom with W.C. and hand basin.

The spacious sitting room benefits from sliding double glazed doors, offering superb views out over the garden and to the countryside beyond, with the benefit of an electric awning. The kitchen is a good size with a breakfast bar. An extension to the rear of the house provides an ideal dining area, giving access onto a rear patio and gardens from where to enjoy country views. There are three double bedrooms all with fitted wardrobes and a modern shower room with large walk-in shower.

The sunny south-east facing rear garden is a real feature of the property, with a good-sized lawn surrounded by mature shrub borders and a wildlife pond with water feature. There are two paved patios from which to sit out and enjoy the country views. There is gated side access to the rear garden with two sheds, one of which has separately fused electricity and switch for the pond water pump.

Elmside lies in the popular old part of Willand, a short walk from the local post office/store, shop in the service station and village church. Other village amenities include an excellent primary school, mini market, pub and village hall. The village lies within easy reach of the more extensive services of Cullompton and Tiverton and junctions 27 and 28 of the M5 can be quickly accessed, both within three miles. Regular bus services also pass through the village.

Junction 28 M5/Cullompton c. 3 miles
 Exeter c.17 miles
 J27 M5/Tiverton Parkway Station c.2 miles
 Taunton c. 21 miles

Utilities

Mains gas, electricity, water & drainage

Council Tax

Band D – Mid Devon District Council

Tenure

Freehold

Directions

Follow Satnav directions and as you enter Elmside bear round to the right and the bungalow will be found on the left hand side.

Please see the floor plan for the dimensions. The internal photos were taken with a wide-angle lens to show more of the rooms.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	67	
(55-68)	D		
(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.