

**10 Partridge Road**  
Willand, Cullompton, EX15 2FR

**£340,000**  
Guide Price



 3

 1

 2

**EPC B**





- Newly built in 2023 with NHBC warranty
- Immaculate presentation and decor throughout
- Separate living room
- Superb open plan kitchen/dining room
- 3 double bedrooms, two particularly spacious
- En-suite shower room and modern family bathroom
- Attractive, landscaped, low maintenance garden
- Driveway parking with EV point and garage
- Uffculme catchment area with Willand primary nearby



**Would you like to have a look?**

**Contact our Cullompton office**

**01884 32100**

**[cullompton@seddons.com](mailto:cullompton@seddons.com)**

## \*Watch the Video Tour\*

Situated on the brand new Fox Mill Gardens development and built by Bellway Homes in 2023, this immaculately presented property offers three bedrooms with a superb, landscaped rear garden.



## The Property

Beautifully presented throughout by the current owners, this nearly new semi-detached home offers generous accommodation with a separate living room to the front aspect with downstairs entrance hall, cloakroom and two good storage cupboards.

To the rear is an open plan kitchen/dining/family room with integral dishwasher and large breakfast bar, with French doors opening onto the garden. There is a separate utility room in addition.

Upstairs offers three well-proportioned bedrooms, two large doubles and one a little smaller. The main bedrooms has built in wardrobes and an en suite shower room. There is a stylish, contemporary family bathroom and storage cupboard on the landing.

Outside, the garden has been newly landscaped with a stunning tiled patio area and low maintenance astro-turf lawn with raised borders and integrated lighting. There is a side gate allowing access to the driveway and garage to the side with electric vehicle charging point.

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).

## Utilities

Mains gas, electricity, water and drainage

## Tenure

 Freehold

Agents Note: The owners understand there will be an annual £250 maintenance charge payable to Principle Estate Management.

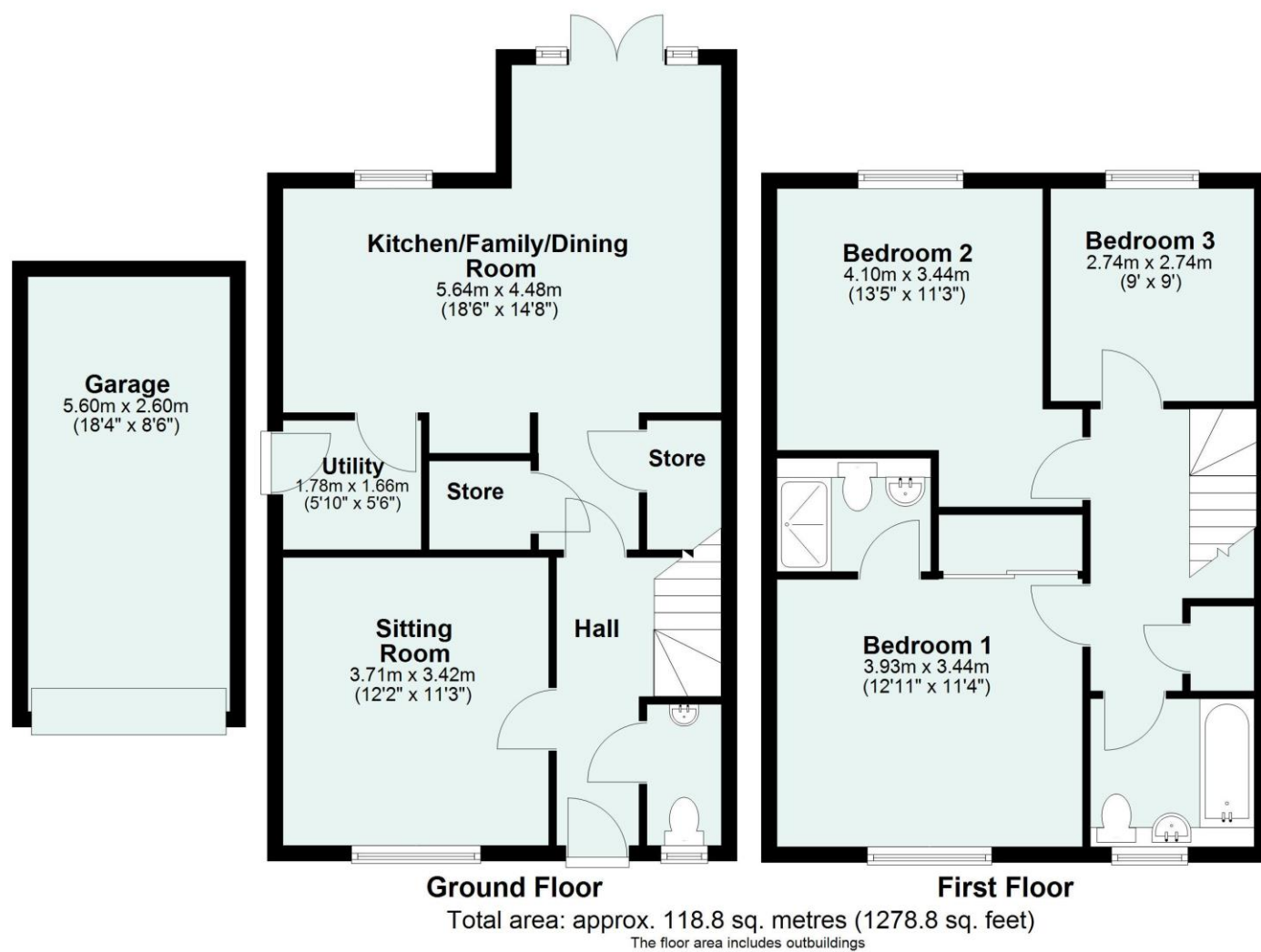
## Council Tax

 Band C - Local Authority: Mid Devon District Council

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.

## Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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.