



18 Somerville Park, Cullompton, EX15 2PB
Guide Price £240,000

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Discover a breath-taking three-bedroom residence nestled in the sought-after village of Willand. Meticulously maintained and beautifully presented, this home truly needs to be seen to fully appreciate its exceptional features and charm!



Description

As you step through the front door, you are greeted by a practical entrance porch, the ideal space for storing shoes and coats. From here, a door opens into the heart of the home.

Upon entering the stunning lounge, you will immediately appreciate the thoughtful design by the current owner, featuring elegant wood paneling that imparts a contemporary ambiance to the room. An Oak and glass door seamlessly transitions you into the inviting kitchen/diner. This culinary haven boasts a selection of sleek grey gloss wall and base units, perfectly accented by rich Oak worktops and stylish subway tiles. The dining area comfortably accommodates a six-seat table, making it perfect for family meals and gatherings. A door provides access to the rear garden, enhancing the connection between indoor and outdoor living.

Venturing up to the first floor, you will discover three thoughtfully designed bedrooms and a well-appointed bathroom. Bedroom One is generously proportioned, complete with built-in wardrobes featuring sliding mirrored doors that add a touch of elegance. Bedroom Two is another spacious double, offering ample room for all your bedroom furnishings, while Bedroom Three serves as a charming single bedroom, perfect for guests or as a cosy study. The family bathroom is designed for convenience, equipped with a bath that includes a shower overhead, a stylish vanity unit, and a separate WC.

Outside, the rear garden is a delightful oasis, designed for low maintenance living. It features a decked seating area and a patio adorned with a charming pergola, perfect for al fresco dining. The remaining space is laid with artificial lawn, ensuring year-round greenery with minimal upkeep. Additionally, there is a stone-built storage shed, ideal for stowing away gardening tools or outdoor equipment.

At the front of the property, you'll find driveway parking space for two cars, providing convenience and easy access.

Council Tax, Tenure & Services

Mains Electric & Water. Council Tax Band : B

Air Source Heat Pump. Solar Panels.

Freehold

Ofcom approx Broadband Speeds: Superfast 56 Mbps - Ultrafast 1000 Mbps

Ofcom approx Mobile Signals: O2 Likely, EE, Vodafone & Three - Limited

PLEASE NOTE: To comply with covenants within the title, the buyer of this property must live and/or work within Devon for the last three years

Willand

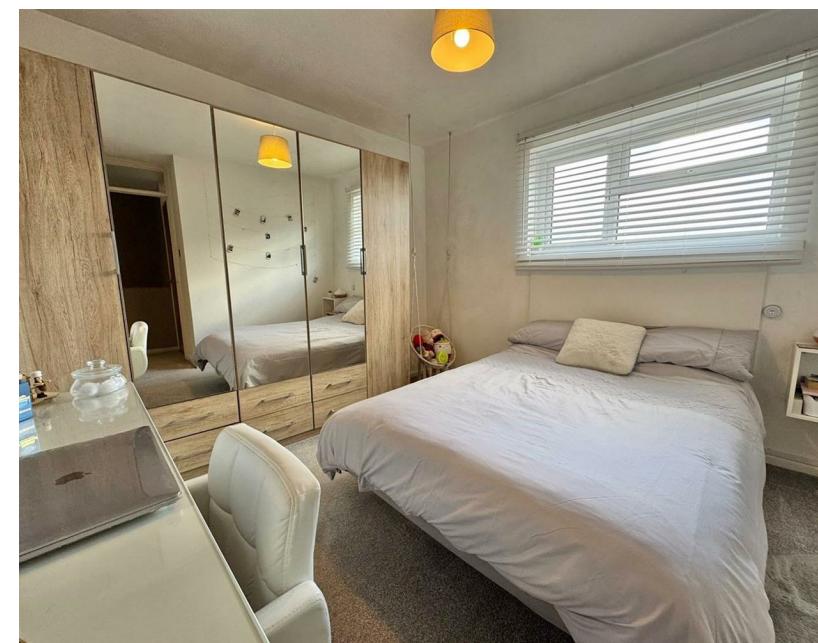
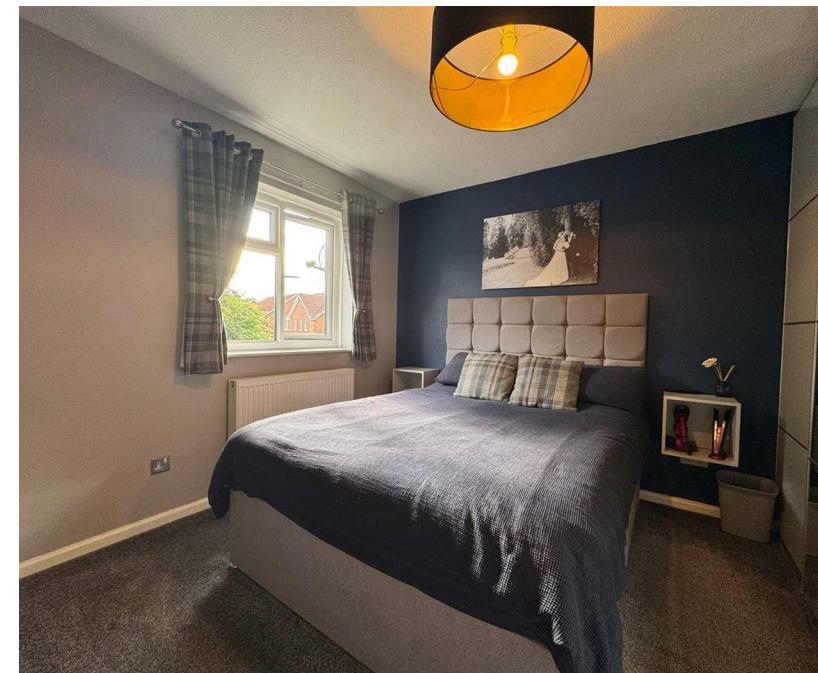
The village has fantastic local amenities as well as a good bus service and is serviced by Cullompton, a market town in Mid Devon with a wide range of amenities with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the M5 accessible from here via junction 28.

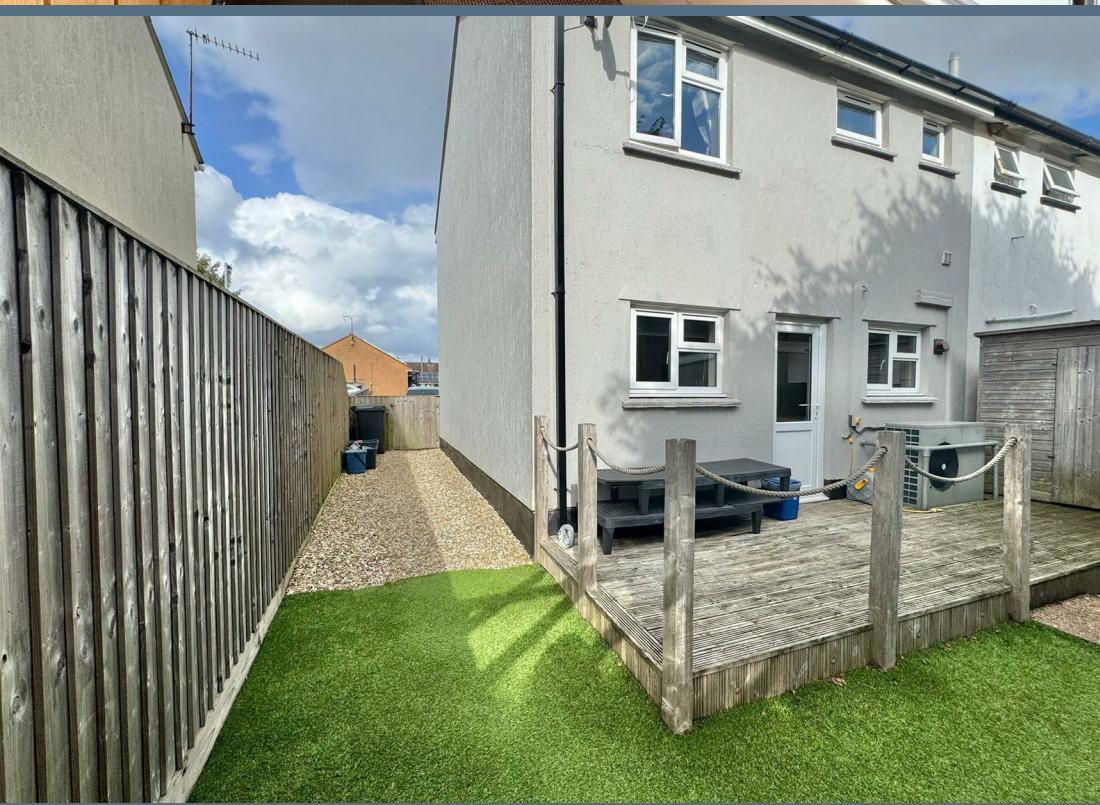
Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

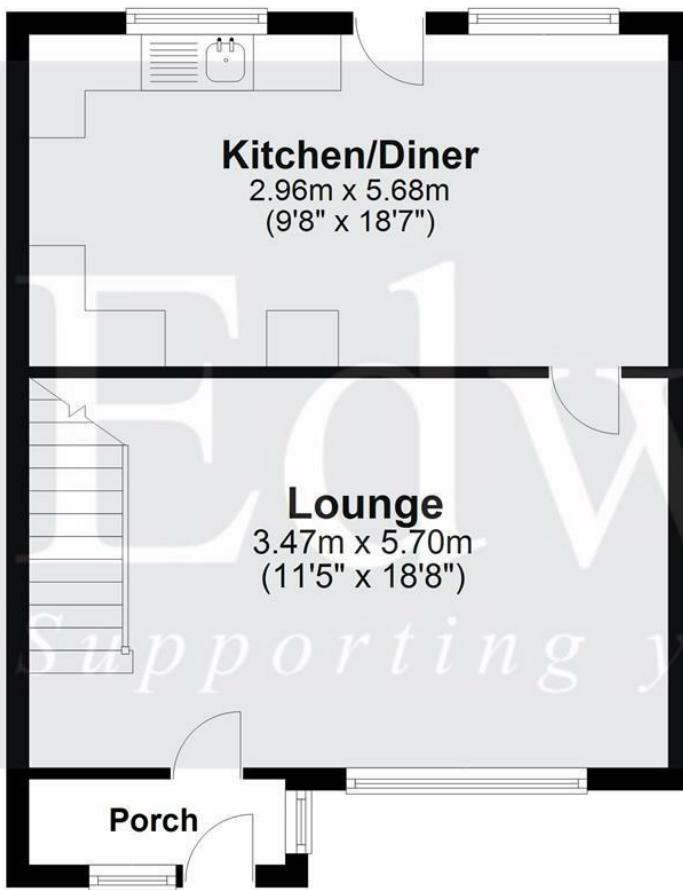
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



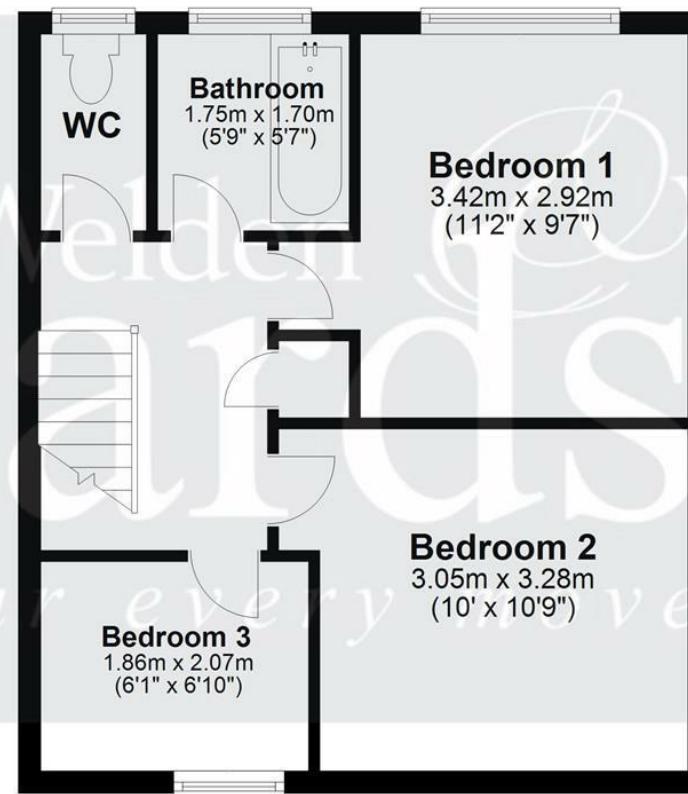




Ground Floor



First Floor



Total area: approx. 76.6 sq. metres (824.7 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

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

