



Rosewood Silver Street, Cullompton, EX15 2RG
Asking Price £450,000

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Immaculately presented and finished to an outstanding show-home standard, this superb three double-bedroom detached home offers generous open-plan living space, complemented by a sleek modern kitchen and dining area. Outside, the property enjoys a beautifully maintained, low-maintenance rear garden, together with driveway parking and a garage, making it an ideal family home.



Description

Upon entering the property, you are welcomed by a practical and inviting entrance hall, providing access to the principal ground-floor rooms. To the left is a versatile reception room, currently utilised as a home office, but equally suited as a playroom, snug, or hobby room to suit a variety of lifestyles. To the right, there is a convenient cloakroom/WC and a large storage cupboard. A door at the rear of the hallway opens into the impressive open-plan living accommodation.

Designed with modern family living in mind, this superb space seamlessly connects each area of the home. The spacious lounge offers a comfortable setting in which to relax, complete with a feature electric fireplace and bespoke entertainment unit. From here, the accommodation flows effortlessly into the dining area, which comfortably accommodates a ten-seater dining table and chairs. The addition of built-in storage benches further enhances both the practicality and functionality of the space.

The dining area leads into the stunning contemporary kitchen, beautifully fitted with an extensive range of shaker-style wall and base units. A generous breakfast bar provides additional storage and seating for up to four people, creating the perfect spot for casual dining and socialising. The kitchen is exceptionally well-equipped, featuring an instant hot water tap, integrated fridge, freezer, dishwasher, wine fridge, hob with extractor hood, and double oven. Large windows and patio doors flood the entire space with natural light, creating a bright and welcoming atmosphere throughout.

Ascending to the first floor, there are three generously proportioned double bedrooms and a stylish family bathroom. The principal bedroom is a particularly impressive dual-aspect room, benefitting from an abundance of natural light. It features a walk-in wardrobe providing excellent storage and a beautifully appointed en-suite shower room comprising a shower cubicle, WC, and vanity unit. Bedroom Two is another spacious double room, also enjoying the luxury of a walk-in wardrobe, while Bedroom Three is a well-proportioned double bedroom. Completing the first floor is the family bathroom, fitted with a bath with shower over, WC, and vanity unit.

Externally, the property continues to impress. The garage incorporates a useful utility area to the rear and benefits from a personal door leading directly into the garden, as well as internal access to the lounge. The rear garden has been designed for ease of maintenance, with an attractive patio area bordered by established flower beds. A charming pergola provides the ideal space for outdoor dining or relaxing, creating a wonderful private retreat. The garden also offers direct access to the garage.

To the front of the property, a driveway provides off-road parking for up to three vehicles.

Council Tax, Services & Tenure

- Council Tax Band - D
- Freehold
- All Mains Connected
- Ofcom Broadband Speeds - Ultrafast 1800 mbps
- Ofcom Mobile Signal - Three, EE, O2 and Vodafone - Likely

Willand

Willand is a thriving and well-connected village situated in the heart of Mid Devon, offering an excellent balance of rural charm and modern convenience. The village benefits from a range of local amenities, including a primary school, village shop, post office, community facilities, and countryside walks. Ideally located close to Junction 27 of the M5 and Tiverton Parkway railway station, Willand provides superb transport links to Exeter, Taunton, and beyond, making it a popular choice for commuters and families alike.

Sales Enquiries

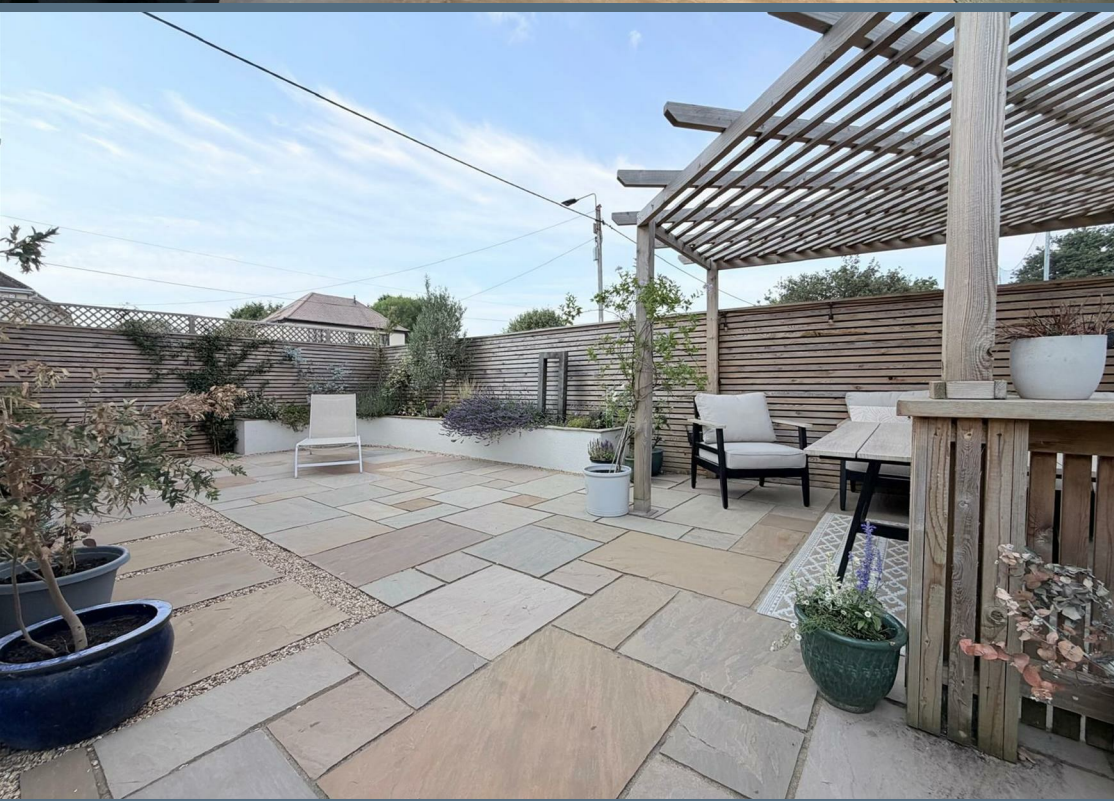
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

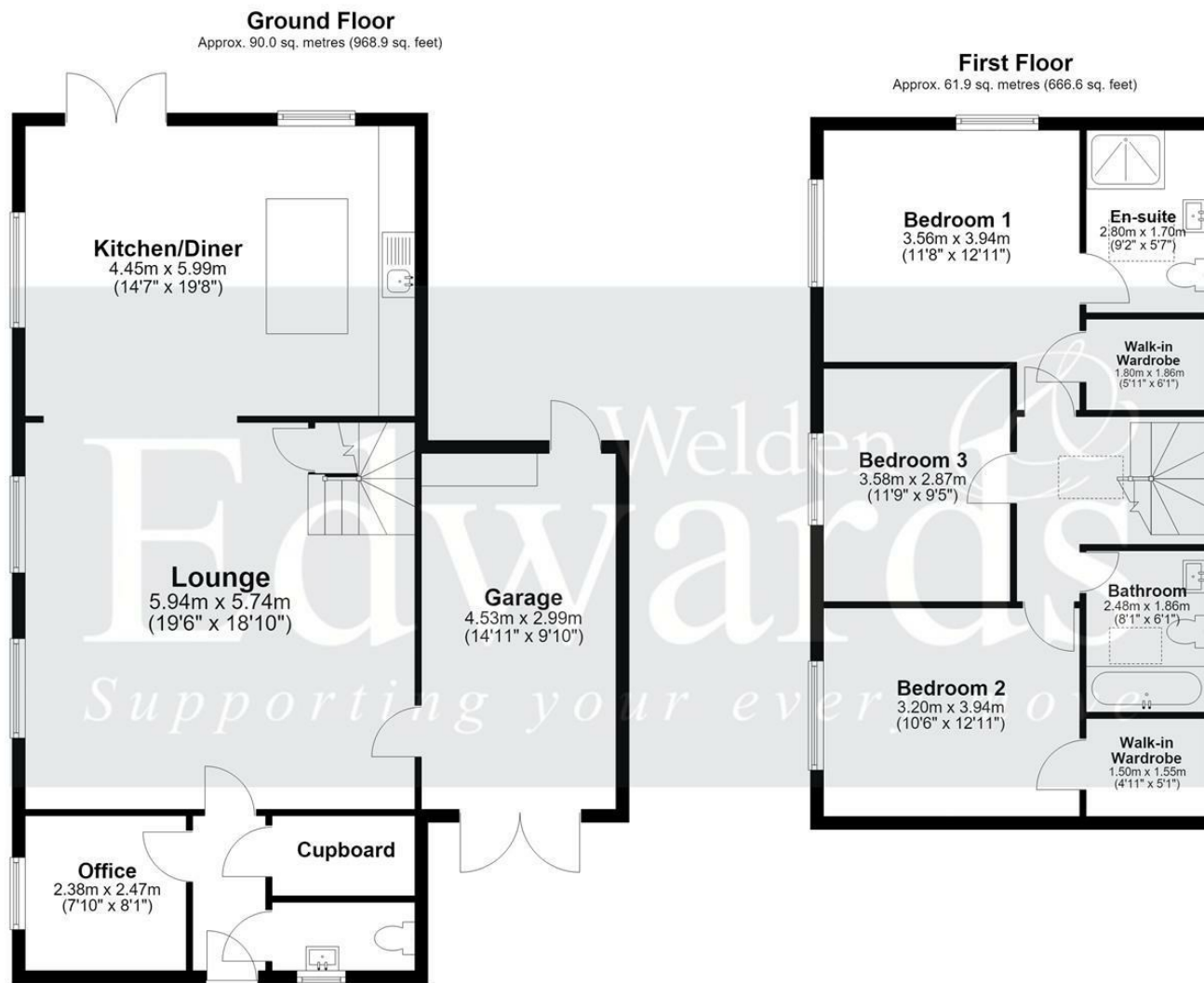
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

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



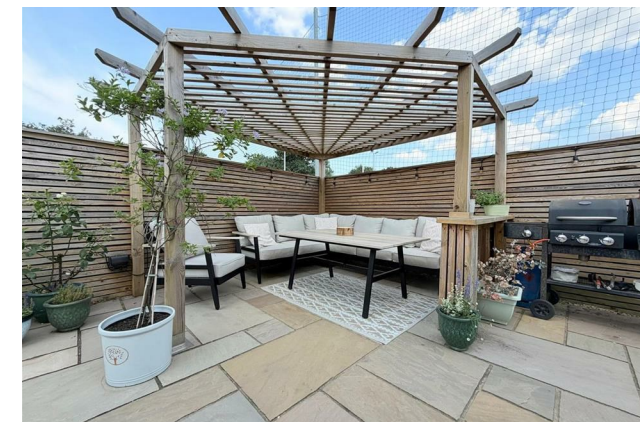






Total area: approx. 151.9 sq. metres (1635.5 sq. feet)

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



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