

## At home in Town or Country

0188433333



## Somerlea Estate, Willand, EX15 2PU

Nestled on the edge of the Somerlea Estate in Willand, this charming semi-detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience. The heart of the home is the open plan kitchen and dining area, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals.

The property boasts a spacious reception room, providing a versatile space that can be tailored to your needs, whether it be a cosy lounge or a play area for children. The loft conversion is a standout feature, presenting a principal bedroom complete with an en-suite bathroom, offering a private retreat away from the hustle and bustle of family life.

With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead. The property also benefits from parking for two vehicles.

Council Tax Band: B, Deposit: £1615, EPC Rating: D, The initial tenancy will be 6 months with the property being available for a at least 2 years.

## £1,400 PCM

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• Council Tax Band: B

• Deposit: £1615

• Holding Deposit: £323

• Available to let for a couple of years

• Oil Central Heating

• Double Glazing

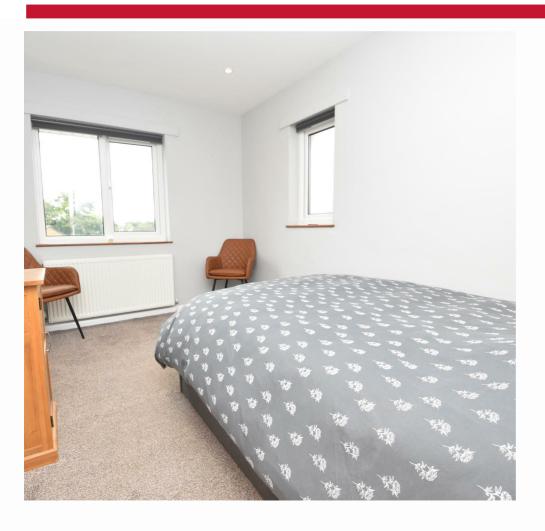
• Open Plan Kitchen/Diner

• Loft Conversion Principle Bedroom

• En-suite

• Parking for 2 cars



















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